

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Lawrence Hill Road, 120
ft. N of c/l Clifford Road * ZONING COMMISSIONER
8602 Lawrence Hill Road
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
James J. Sokolis, et ux * Case No. 96-19-A
Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8602 Lawrence Hill Road in the residential subdivision known as Lawrence Hill, Section III, near White Marsh. The Petition is filed by James J. Sokolis and Mary S. Sokolis, his wife, property owners. Variance relief is requested from Section 504.2 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.b of the CMDP to permit a deck to be within 5 ft. of a property line and a family room addition within 6 ft. of a property line in lieu of the required 15 ft. for both. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan.

This Petition was initially filed as an Administrative Variance pursuant to Section 126-127 of the Baltimore County Code. That section allows variance relief to be granted for residential property without a public hearing in some circumstances. However, after posting of the subject request in this case, a request for public hearing was made by adjoining property owners. Thus, the matter was scheduled for public hearing and same was convened on September 18, 1995.

Appearing at the public hearing held for this case were James J. Sokolis and Mary S. Sokolis, Petitioners. Other who appeared in support of the request included Steven and Karen Goodall, and Diane Shafran. The Petitioners were represented by Newton A. Williams, Esquire. Appearing in

ORDER RECEIVED FOR FILING

Date

By

10/16/95
M. [Signature]

MICROFILMED

opposition to the request were other neighbors of the surrounding community. They included Patrick and Sandy Cusic, Michael and Bonnie Schlaile, Herbert Butler, Sondos Abaza and Sonia Carreras. These Protestants were represented by Jeffrey H. Gray, Esquire.

The Petitioner, James J. Sokolis, testified and presented the plan. He stated that he is a Certified Public Accountant by trade and purchased the house in August of 1989. He indicated that the Lawrence Hill subdivision numbers approximately 111 single family dwellings. The subject property is approximately 3300 sq. ft. in area and zoned D.R.5.5. The layout of the dwelling on the lot is somewhat unusual and is shown both on the site plan and numerous photographs which were submitted at the hearing. The subject dwelling bears a Lawrence Hill Road address yet shares a large common driveway area with three other dwellings. As one faces the driveway from Lawrence Hill Road, four houses are easily visible abutting the driveway. Two of the houses face each other and the driveway with their side yards towards Lawrence Hill Road. The other two dwellings, including the Petitioners' dwelling, actually face the road. Moreover, other houses are located to the rear of the Petitioners' dwelling including the property owned by Mr. and Mrs. Cusic.

In any event, Mr. Sokolis testified that he and his wife reside on the subject site with their five children, which include his, hers and theirs. He indicated that he recognized his family's need for additional living space after his marriage and initially tried to sell the house in 1992. Being unable to sell the property at that time, he then considered an addition to the south side of the house to provide more living area. However, this plan was rejected as too expensive and would cause an architectural problem to the house. The house was, again, placed on the market at the end of 1993 and remained available for purchase until late last

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10/16/95

By

M. H. H. H.

year. Again, when the property could not be sold, other alternatives were considered to provide more living space.

The alternative adopted by the Petitioner is shown in Petitioners' Exhibit No. 3, as well as the site plan. Essentially, the Petitioner desires to convert the area of the property presently utilized for a deck to an inside addition. A new deck will be constructed adjacent thereto. The proposed addition will be approximately 24 ft. in width and 14 ft. in area. The deck will range from 8 to 16 ft. in width and approximately 17 ft. in depth. The deck will partially wrap around the south side of the house. As proposed, the requested improvements will necessitate the variances set forth above. The addition will cost approximately \$27,000.00.

Mr. Sokolis testified that he believes that the variance requested is justified and should be granted. As a basis therefor, he noted that construction of an addition elsewhere would cause esthetic and architectural problems to the appearance and flow of the house. Moreover, certain mature trees would need to be removed.

Mr. and Mrs. Sokolis' contractor, John T. Scarlett, also testified. He is a home improvement contractor and will build the proposed addition. He described the proposed improvements and testified that the proposed alternative was the most practical from a construction standpoint. Several neighbors also testified, including Steve Goodall and Diane Shafran, in support of the Petitioners' request.

As to the Protestants, testimony was received from Mr. Cusic and Mrs. Schlaile. They both object to the requested variance and believe that same will overwhelm the house and possibly reduce property values. In their opinion, the addition and deck are too big in context with the lot and neighborhood. They oppose the granting of the variance relief.

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Date

By

As is well settled, variances must be considered within the parameters established by Section 307 of the BCZR. Therein, it is required that the Petitioner must demonstrate that a practical difficulty or unreasonable hardship would result if the variance relief were denied. Moreover, the Petitioner must demonstrate that relief can be furnished so as to not adversely affect the surrounding locale and be within the spirit and intent of the BCZR.

In my view, the Petitioner has failed to satisfy this standard. I am unable to establish any unique characteristic of this lot or this property which justifies the variances. Moreover, I believe that a grant of the variance would overcrowd the lot and cause detriment to the surrounding properties. I sympathize with Mr. and Mrs. Sokolis. They, indeed, have recognized a problem; namely, that their family has outgrown the space available in the subject dwelling. Additional space, by way of the purchase of a new house or enlargement of the existing dwelling, is needed for this family. However, these personal concerns do not furnish a basis upon which variance relief may be granted. Rather, the BCZR and case law require that the subject property feature some unique characteristic which justifies the relief requested. The Petitioners' desire for a larger house simply does not meet that burden. Therefore, the Petition for Variance must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of October, 1995 that a variance from Section 504.2 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.b of the CMDP to permit a deck to be within 5 ft. of a property line and a

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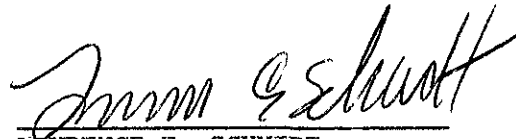
Date

10/16/95

By

M. Hoach

family room addition within 6 ft. of a property line, in lieu of the required 15 ft. for both, be and is hereby DENIED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/nmn

ORDER RECEIVED FOR FILING

Date

10/16/95

By



MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 11, 1995

Newton A. Williams, Esquire
Nolan, Williams and Plunhoff
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 96-19-A
Petition for Zoning Variance
James J. Sokolis, et ux, Petitioners

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. and Mrs. James J. Sokolis

cc: Mr. and Mrs. Patrick Cusic
Mr. and Mrs. Michael Schlaile
Mr. Herbert Butler
Mr. Sondos Abaza
Ms. Sonia Carreras





Petition for Administrative Variance

96-19-A

to the Zoning Commissioner of Baltimore County

for the property located at * 8602 Lawrence Hill Rd.
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) V.B.6.b.(C.M.D.P.) & 504.2(B.C.Z.R.),

TO PERMIT A DECK TO BE WITHIN 5' OF A PROPERTY LINE AND
A FAMILY ROOM ADDITION TO BE WITHIN 6' OF A PROPERTY
LINE IN LIEU OF THE REQUIRED 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) *

TO Build a 12x24 Addition and 12x16 Deck
on Rear of House

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

n/a
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

n/a
(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

James J. Sokolis
(Type or Print Name)

James J. Sokolis
Signature

Mary S. Sokolis
(Type or Print Name)

Mary S. Sokolis
Signature

8602 Lawrence Hill Road 931-3628
Address Phone No.

Perry Hall MD 21128
City State Zipcode
Name, Address and phone number of representative to be contacted

John Scarlett
Name
421614a (or of Creamery)
Whitic Hall Md. 21161 (410) 557-7020
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jan DATE: 7-21-95
ESTIMATED POSTING DATE: 7/30

Printed with Soybean Ink
on Recycled Paper

ITEM #: 25

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at * 8602 Lawrence Hill Rd.
address
* Perry Hall Md. 2128
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

* We would like a variance to build a 12 x 24 Addition and 12 x 16 Deck on Rear of House to make better use of our property which will be closer than 1ft to property line

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James J. Sokolis
(signature)
James J. Sokolis
(type or print name)



Mary S. Sokolis
(signature)
Mary S. Sokolis
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 14, 1995
date

Elson B. Duval
NOTARY PUBLIC

My Commission Expires:

July 1, 1996

Dear Sirs:

We would like this Addition to be our family Room,

If we extended on the side of house we would have to go thru Bedrooms to get to it Plus we would be much closer to lot 16 than if we built around back

Also we have 6 kids which creates it's own hardship without more useable Room

Thank you

25

RECEIVED
JAN 10 1963

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-19-17

District HD Date of Posting 7/28/95

Posted for: Variances

Petitioner: James & Mary Sokolis

Location of property: 8002 Lawrence Hill Rd, W/S

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. K. [Signature] Date of return: 8/4/95

Signature

Number of Signs: 1

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-19-17

District: 11th Date of Posting: 9/3/95

Posted for: Variances

Petitioner: James & Mary Scholte

Location of property: 8607 Lawrence Hill Rd

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: M. M. M. M.
Signature

Date of return: 9/8/95

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-19-A
(Item 28)

8602 Lawrence Hill Road
W/S Lawrence Hill Road,
120' N of c/l Clifford Road
11th Election District
8th Councilmanic

Legal Owner(s):

James J. Sokols and

Mary S. Sokols

Hearing: Monday,
September 18, 1995 at
9:30 a.m. in Rm. 118, Old
Courthouse.

Variance to permit a deck to
be within 5 feet of a property
line and a family room addition
within 6 feet of a property line
in lieu of the required 15 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
8/335 - Aug. 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/1, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 8/31, 1995.

THE JEFFERSONIAN,

A. Henrichs

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-19-A

003052

DATE 7/21/95 ACCOUNT Reol-6150

AMOUNT \$ 85.00

RECEIVED FROM: JAMES SOKOLIS — 9602 LAWRENCE HILL Rd.

FOR: ADMIN. V. (010) — 50.00
POSTING (050) — 35.00

020000046741CHRC85.00
BA 0009741AM07-21-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

004933

DATE 8-9-95 ACCOUNT R-1001-6150

96-19-A

AMOUNT \$ 40.00

RECEIVED FROM: MRS. SANDRA CUSICK + Schlaile

#610 One no, 96-19-A

FOR: Objection to Variance Petition

01A01#0208MICHR0 \$40.00
BA 0012:05PM08-09-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

96-9-A

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 96-19-A
Petitioner(s): Jim and Sue Sokolis
Location: 8602 Lawrence Hill Road

I/WE, Patrick and Sandra Cusic Michael + Bonnie Schlaite
Name(s) (TYPE OR PRINT)

(☒ Legal Owners (☐ Residents, of

(Cusic)

(Schlaite)

5038 and 5040 Clifford Road
Address

Perry Hall MD 21128
City/State/Zip Code

(Cusic)
931-4815

(Schlaite)
931-4317
Phone

which is located approximately 0 feet (~~adjacent~~ owners) feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

Sandra Cusic + Patrick Cusic
Signature

8/8/95
Date

Bonnie + Mike Schlaite
Signature

8/8/95
Date

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 25

Petitioner: James J. Sokolis

Location: 8602 Lawrence Hill Rd. Perry Hall Md 21128

PLEASE FORWARD ADVERTISING BILL TO:

NAME: James J. Sokolis

ADDRESS: 8602 Lawrence Hill Rd.

Perry Hall Md 21128

PHONE NUMBER: (410) 931-3628

AJ:ggs

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(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
August 31, 1995 Issue - Jeffersonian

Please forward billing to:

James and Mary Sokolis
8602 Lawrence Hill Road
Perry Hall, MD 21128
931-3628

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-19-A (Item 26)
8602 Lawrence Hill Road
W/S Lawrence Hill Road, 120' N of c/l Clifford Road
11th Election District - 5th Councilmanic
Legal Owner(s): James J. Sokolis and Mary S. Sokolis
HEARING: MONDAY, SEPTEMBER 18, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit a deck to be within 5 feet of a property line and a family room addition within 6 feet of a property line in lieu of the required 15 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 25, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-19-A (Item 26)

8602 Lawrence Hill Road

W/S Lawrence Hill Road, 120' N of c/l Clifford Road

11th Election District - 5th Councilmanic

Legal Owner(s): James J. Sokolis and Mary S. Sokolis

HEARING: MONDAY, SEPTEMBER 18, 1995 at 9:30 a.m. in Room 118, Old Courthouse.

Variance to permit a deck to be within 5 feet of a property line and a family room addition within 6 feet of a property line in lieu of the required 15 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: James and Mary Sokolis
Patrick and Sandra Cusic
Michael and Bonnie Schlaile
Lawrence Hill Home Owner Association

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

COPY

(410) 887-3353

July 31, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-19-A (Item 25)
8602 Lawrence Hill Road
W/S Lawrence Hill Road, 120' N of c/l Clifford Road
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 30, 1995. The closing date (August 14, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director
Department of Permits and Development Management

cc: James and Mary Sokolis



Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

August 10, 1995

Mr. and Mrs. James J. Sokolis
8602 Lawrence Hill Road
Perry Hall, Maryland 21128

RE: Item No.: 25
Case No.: 96-19-A
Petitioner: J. Sokolis, et ux

Dear Mr. and Mrs. Sokolis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 30, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED




BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 2, 1995

FROM: Pat Keller, Director 
Office of Planning and Zoning

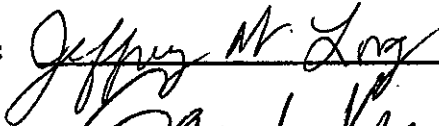
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

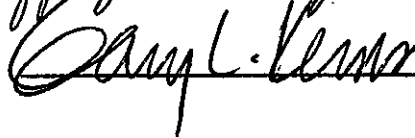
Item Nos. 17, 21, 24, and 25.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 7, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 7, 1995
Items 020, 021, 022, 024, 025, 026 and 027 *(4)*

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/31/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 31, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 17, 18, 19, 20, 21, 22,
23, 24, (25) AND 27. 5

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

AUG 1 1995

ZADM





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-28-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 026 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

TO: ZADM

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 2/31/95

DATE: 7/31/95

TO: ZADM

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/31/95

Item #'s: 17
18
24
25
26
27

LETTY2/DEPRM/TXTSBP

4158-95 AS
9/1/95
TO
for
file

Robinson Appraisal Group

Real Estate Appraisers • Consultants

2200 AQUILA'S DELIGHT • FALLSTON, MARYLAND 21047-1036 • (410) 557-8126 • FAX (410) 557-9472

KENNETH ROBINSON, SRA
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
LICENSE #03 094



MEMBER OF THE APPRAISAL INSTITUTE
FHA FEE APPRAISER

ASSOCIATES:
BRETT SMITH
LOIS WEST
JOHN GIZA

August 30, 1995

Arnold Jablon
Director of Permits & Developments
County Office Building
111 W. Chesapeake Avenue
Room 109
Towson, MD 21204

Re: Case No. "96-19-A Item #25"
8602 Lawrence Hill Road
Perry Hall, Md 21118
Jim & Sue Sokolis

Dear Mr. Jablon,

In reference to case No. "96-19-A Item #25", I have reviewed the plans and location survey for a proposed deck and rear addition.

Further, I have considered what impact these improvements may have on adjacent properties. I have also inspected the neighborhood and recent sales within the neighborhood.

As you are aware building lots in this neighborhood are somewhat smaller than those of competing neighborhoods. The developer of the neighborhood has situated the parking area and building lots in an arrangement where most buildings are less than 15 feet apart (with no noticeable effect on property values). However, if any external obsolescence exist it will have been created by these already existing 15 foot building separations. The proposed deck and addition will be greater than 25 feet from neighboring buildings.

Please see attached photos of 5040 and 5038 Clifford (less than 15 feet apart) and 8600 and 9602 Lawrence Hill at 12 feet apart.

RECEIVED

SEP 5 1995

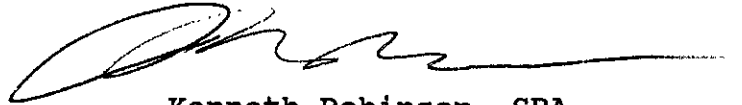
ZADM

August 29, 1995
Arnold Jablon
Page 2

Given this trend, I am unable to reveal any supporting data that would indicate any negative influences in value due to these proposed improvements. Further, decks and additions tend to increase property values within a community.

I sincerely hope this will help you in your endeavor.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kenneth Robinson', with a long horizontal flourish extending to the right.

Kenneth Robinson, SRA

KR/eqm

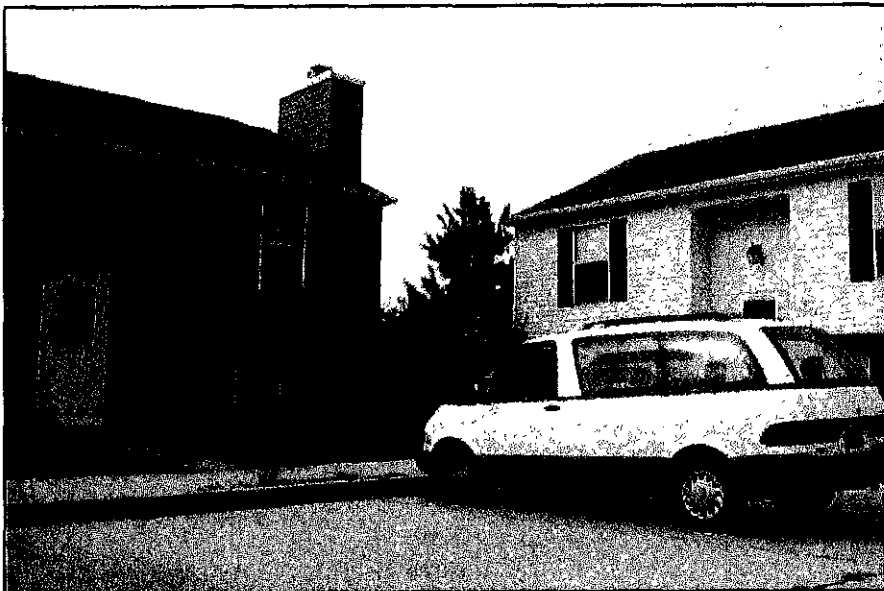
5040 & 5038 CLIFFORD, 8600 & 8602 LAWRENCE HILL

KENNETH ROBINSON, SRA
2200 AQUILAS DELIGHT
FALLSTON, MD 21047
(410) 557-8126 FAX (410) 557-9472

File No. 288602LA



5040 & 5038 CLIFFORD



8600 & 8602 LAWRENCE HIL

**ROBINSON
APPRAISAL**

Real Estate Appraisers • Consultants

8/14/95

TO BS

y

LAWRENCE HILL HOME OWNER ASSOCIATION

P.O. BOX 822
PERRY HALL, MARYLAND 21128

August 11, 1995

96-19-A

Arnold Jablon
Director of Permits and Development Management
County Office Building
111W Chesapeake Avenue Rm 109
Towson, Maryland 21204-4602

Re: Administrative Variance closing Monday, Aug. 14, 1995

Dear Mr. Jablon:

At this time, the Board members of the Lawrence Hill Homeowner Association would like to petition against the variance request posted for--

Mr & Mrs. Sokolis
8602 Lawrence Hill Road
Perry Hall, Maryland 21128

As per our attorneys' advice we are currently reviewing the original approval that was given to them by the Association.

Sincerely,

Sonia Carreras
Sonia Carreras
President

L.H.H.O.A.
W 252-9501(9-4PM)

H 931-2944

MICROFILMED

LAWRENCE HILL HOME OWNER ASSOCIATION

P.O. BOX 322
PERRY HALL, MARYLAND 21128

DATE May 1, 1995

James & Mary S. Sokolis
8602 Lawrence Hill Rd.

Perry Hall, Maryland 21128

Dear Mr & Mrs Sokolis:

The Board of the Lawrence Hill Home Owner Association is in receipt of your Submittal dated April 3, 1995 concerning exterior alterations to your above mentioned property in accordance with the Declaration (6992/468) recorded among the Land Records of Baltimore County.

The Board approves construction of a ~~fence~~/deck/addition/~~shed~~ on your lot provided it is accomplished in accordance with the specifications provided by you. It is understood that the ~~fence~~/deck/addition/~~shed~~ will be installed in accordance with the Lawrence Hill at White Marsh Fencing Plan, as prepared by Morris and Ritchie Associates. It is understood that all construction and installations shall be accomplished without significant regrading or tree removal.

It is further understood that the aforementioned approval is subject to those restrictions and regulations as may be required by Baltimore County.

Thank you for your inquiry. If you have any questions or if we may be of further assistance please don't hesitate to contact us. Any restrictions imposed are intended to protect the investments of everyone concerned with the residential community at White Marsh.

Yours truly,

RESTRICTIONS:

"No exterior additions...shall be approved or permitted unless such additions are in harmony with the house to which they are to be attached or constructed."

Donia Carreras
President

L.H.H.O.A

Cathleen Terry
Vice President

Heather R. Lindsay
Secretary

[Signature]
Treasurer

25

MICROFILMED

Enclosures.



The White Marsh Joint Venture

ARCHITECTURAL GUIDELINES:

(Covenants and Restrictions)

In accordance with the Declaration (6992/468) recorded among the Land Records of Baltimore County, Maryland, property owners in Lawrence Hill at White Marsh must submit specifications for approval of all exterior alterations to their property. The restrictions outlined in the recorded document are binding on the developer, builder and individual homeowners, and are intended to protect the investment of everyone concerned with the Residential Community at White Marsh.

All proposed construction, alteration or erection of structures must be submitted in writing to the White Marsh Joint Venture. Your proposal will be considered in accordance with the enclosed guidelines, and you will be notified whether or not your proposal is approved. You are welcome to contact the office of Joint Venture general partner Nottingham Properties, Inc. (825-0545) about any submittal you have made.

Among the standards imposed on every application are the following:

- Significant tree removal will not be approved or permitted.
- No fences (other than swimming pool fences as required by law) will be approved or permitted other than wooden split-rail fences (2 rails only). Fencing generally is to be located in the rear yard of the lot, but exceptions may be made on a lot by lot basis. Prior to any fencing being constructed, written approval must be given by Joint Venture's Architectural Control Committee. No significant grading or tree removal will be permitted.
- No carports or detached garages will be approved or permitted.
- No swimming pools will be approved or permitted except inground swimming pools.
- No exterior additions, including but not limited to roofing, siding, doors, gutters and downspouts, shall be approved or permitted unless such additions are in harmony with the house to which they are to be attached or constructed.
- Storage sheds will be permitted provided the shed is a woodtone color or matches the siding on the house. Sheds are to be kept in good repair and placed at the rear of the property.

25



The White Marsh Joint Venture

ARCHITECTURAL GUIDELINES - continued
(Covenants and Restrictions)

Page two

- No antenna will be approved or permitted which exceeds a height of four feet (4') above the highest horizontal timber in the roof of the house upon which such antenna is to be installed.
- No satellite dishes of any size, color, or type will be approved or permitted.
- Storm doors shall be metal or wood and complimentary to house color. Unpainted aluminum-color doors will not be approved or permitted.
- No boats, commercial or recreational vehicles or trailers, campers, tractors, junked vehicles or any vehicles other than private passenger vehicles in regular operation will be maintained on any lot.
- Clotheslines are to be temporary, single pole type placed in the rear only.
- No chickens, goats, pigs, horses or any other non-domesticated animal will be allowed or permitted. No more than two (2) domestic household pets (i.e., dogs and cats) will be permitted per household. Owners are responsible for cleaning up after pets.
- Professional signs are not permitted.
- For sale signs are permitted but shall not exceed one (1) sign.
- Landscape guidelines are as follows:

Vegetable gardens are to be planted to rear of the property and screened from public roads. Large plants, shrubs, and trees shall be submitted to Joint Venture as a landscape change. Trellises shall be submitted for approval.
- No construction or alterations or other improvements will be approved or permitted which require an application for special exception or variance under the Baltimore County Regulations or which is or would be, if erected or constructed, in violation of any rules, regulations, laws, ordinances or directives of Baltimore County or other governmental authority having jurisdiction.

Patrick and Sandra Cusic
5038 Clifford Road
Perry Hall, MD 21128

After meeting with Joe Moran, a state certified appraiser, we do not approve of our neighbor's (Jim and Sue Sokolis at 8602 Lawrence Hill Road) intentions of building an addition and deck. We were told by Jim Sokolis that the new addition would be 7' from the property line. We were informed by Mr. Moran that a permanent solid structure that close to our property line would decrease our property value.

Patrick J. Cusic
Patrick Cusic


Sandra Cusic

RECEIVED
AUG 9 1995
ZADM

Aug 7, 1995

Michael L. Schlaile
Bonnie L. Schlaile
5040 Clifford Rd.
Perry Hall, Md. 21288
931-4317

TO Whom It May Concern

Michael and Bonnie Schlaile request their signatures be removed from the variance approval for the house addition on 8602 Lawrence Hill Rd. Because of the property layout of homes at Clifford and Lawrence Hill Rds, any solid addition from 8602 Lawrence Hill would back up considerably close to the property lines of 5038 and 5040 Clifford Rds. The owners of 5038 Clifford Rd. have been advised that a closely built solid addition adjacent to their property and other adjoining lots would cause the property values to decrease.

Michael L. Schlaile
Bonnie L. Schlaile

MICROFILMED

July 1, 1995

Steve & Karen Goodall
8600 Lawrence Hill Road
Perry Hall, Maryland 21128

Dear Sir/Madam:

Our neighbors at 8602 Lawrence Hill Road, Jim & Sue Sokolis, are planning to build an addition and a new deck on the back of their house. We approve of their plans and have no objections to any zoning variance which might be needed to secure the proper building permit.



Steve Goodall



Karen Goodall

25

MICROFILMED

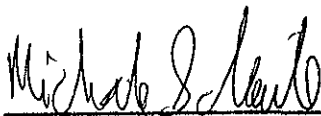
July 1, 1995

Mike & Bonnie Schlaile
5040 Clifford Road
Perry Hall, Maryland 21128

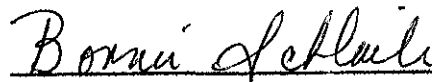
Lib - 10690
Folio - 288
Tax # - 20-00-00-21-07

Dear Sir/Madam:

Our neighbors at 8602 Lawrence Hill Road, Jim & Sue Sokolis, are planning to build an addition and a new deck on the back of their house. We approve of their plans and have no objections to any zoning variance which might be needed to secure the proper building permit.



Mike Schlaile



Bonnie Schlaile

25

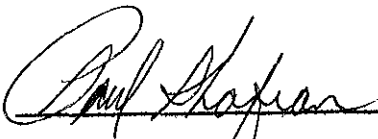
not to be used

July 1, 1995

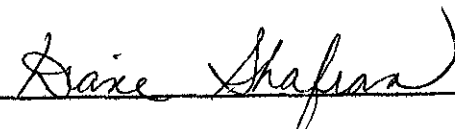
Paul & Diane Shafran
8604 Lawrence Hill Road
Perry Hall, Maryland 21128

Dear Sir/Madam:

Our neighbors at 8602 Lawrence Hill Road, Jim & Sue Sokolis, are planning to build an addition and a new deck on the back of their house. We approve of their plans and have no objections to any zoning variance which might be needed to secure the proper building permit.



Paul Shafran



Diane Shafran

25

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

SONIA CARRERAS

8616 LAWRENCE HILL RD

21128

SONDOS ABAZA

3 WRAGBY COURT

21128

HERBERT BUTLER

18 CHATTERLY CT

Bonnie Schlaile

5040 Clifford Rd.

Sandy Cusic

5038 Clifford Rd

PATRICK J CUSIC

5038 CLIFFORD RD

Michael Schlaile

5040 CLIFFORD RD

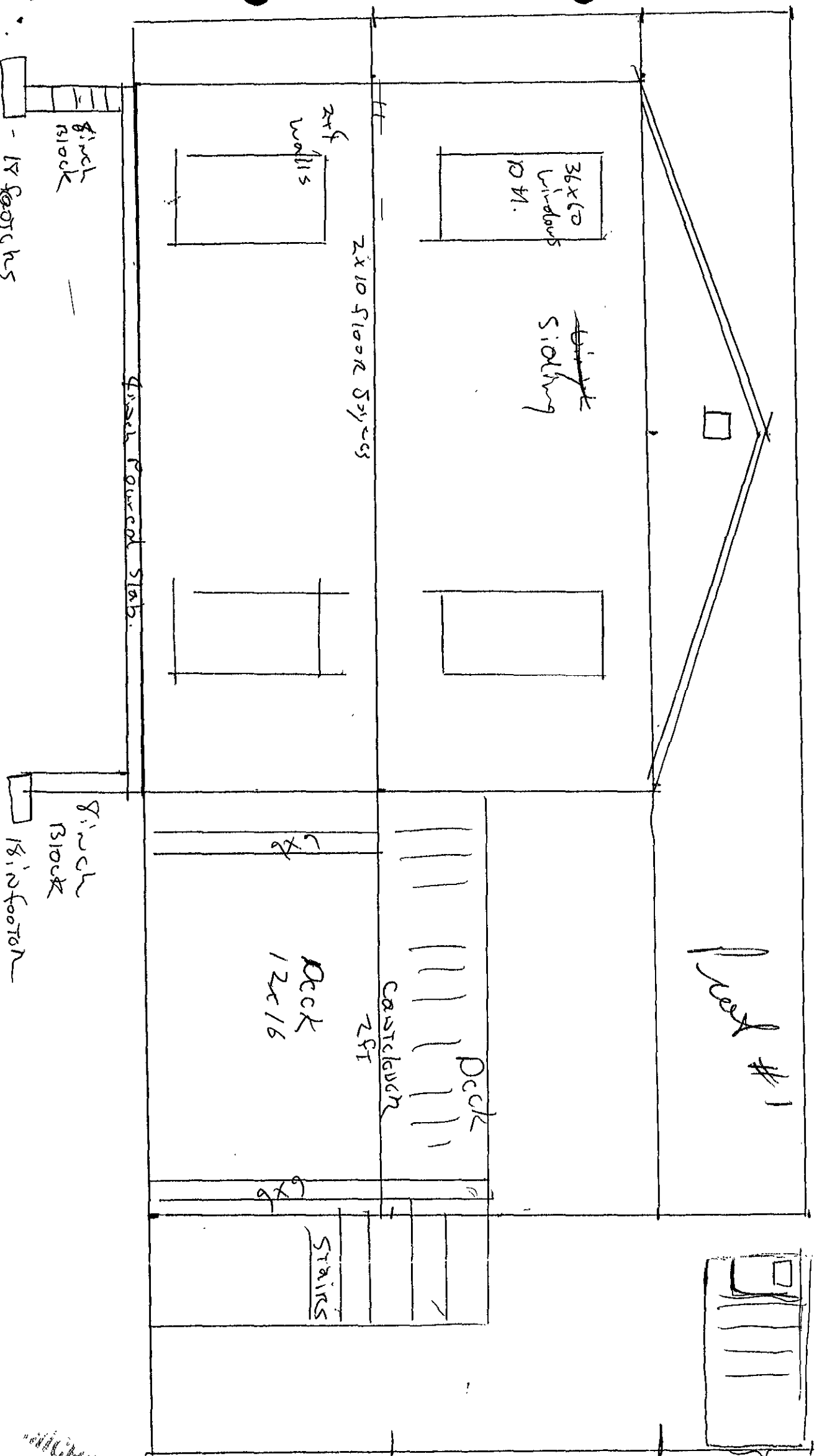
PETITIONER(S) SIGN-IN SHEET

ADDRESS

James J. Sokolik
Mass. S. Sokolik
Steven S. Goodall
Kimen A Goodall
Laine Shapiro
J Z Z

8602 Lawrence Hill Rd.
8602 Lawrence Hill Rd
8600 Lawrence Hill Rd.
8600 Lawrence Hill Rd
8604 Lawrence Hill Rd
4216 Hartford Cromer y Rd

254 sq ft



JAMES + MARY S. SOKOLIS
(931-3628)

resubdivisions, exterior additions to, changes in, construction, alteration or excavation of the Real Property or of any Structure or improvement located thereon, either permanent or temporary, including, without limitation, additions to or of, changes in, or alterations of grade, landscaping, roadways, walkways, signs, exterior lights, walls, fences, buildings or other Structures or improvements located thereon which any person or entity seeks to commence, erect, place or maintain upon the Real Property.

5.2 Application for Approval. No Structure shall be commenced, erected, placed, moved onto or permitted to remain on any Lot, nor shall any existing Structure upon any Lot be altered in any way which materially changes the exterior appearance thereof, nor shall any new use be commenced on any Lot, unless plans and specifications (including a description of any proposed new use) therefor shall have been submitted to and approved in writing by Declarant. Such plans and specifications shall be in such form and shall contain such information as may be required by Declarant, but in any event shall include (i) a site plan of the Lot showing the nature, exterior color scheme, kind, shape, height, materials and location with respect to the particular Lot (including proposed front, rear and side setbacks and free spaces, if any are proposed) of all Structures, the location thereof with reference to Structures on adjoining portions of the Real Property, and the number and location of all parking spaces and driveways on the Lot, if any; and (ii) grading and landscaping plans for that particular Lot.

5.3 Declarant's Standards. The Declarant shall have the right to disapprove any plans and specifications submitted hereunder in its absolute discretion for any reason whatsoever, including, by way of example and not of limitation, the following:

5.3.1 The failure of such plans or specifications to comply with any applicable provision of this Declaration;

5.3.2 The failure to include information in such plans and specifications as may have been reasonably requested;

5.3.3 Objection to the exterior design, appearance or materials of any proposed Structure;

5.3.4 Incompatibility of any proposed Structure or use with existing Structures or uses upon the Real Property;

5.3.5 Objection to the location of any proposed Structure on the Real Property;

RECORDED

Not No 2



The White Marsh Joint Venture

Prot No 3

ARCHITECTURAL GUIDELINES:

(Covenants and Restrictions)

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The White Marsh Joint Venture

ARCHITECTURAL GUIDELINES - continued
(Covenants and Restrictions)

Page two

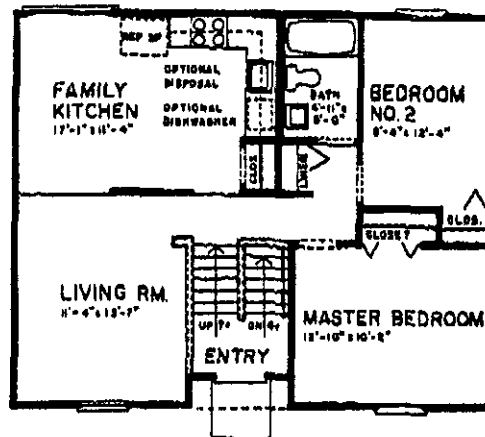
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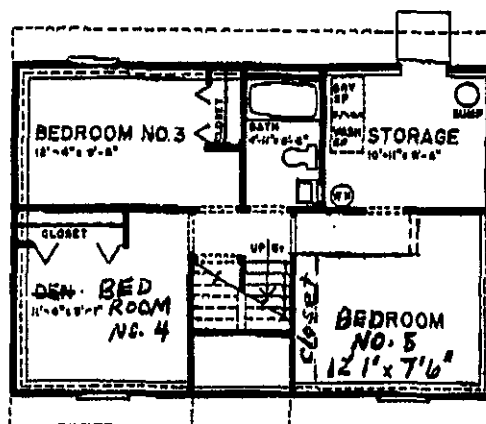
3

SOKOLIS HOME
8602 LAWRENCE HILL
RD.

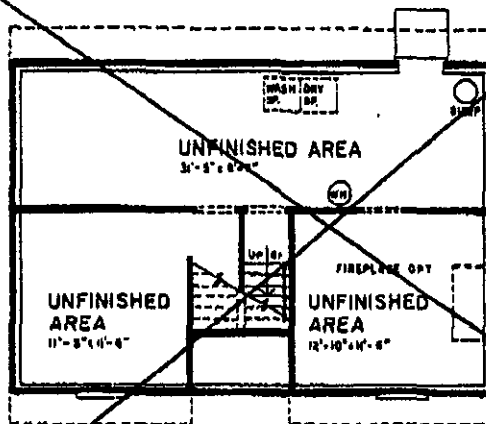
THE HERMITAGE



Upper Level



Lower Level Shown with Option 197/199



Lower Level



8606 Lawrence Hill Road
Perry Hall, Maryland 21128

September 12, 1995

Mr. Arnold Jablon
Director of Permits and Development Management
County Office Building - Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number 96-19-A (Item 25)
8602 Lawrence Hill Road

Dear Mr. Jablon:

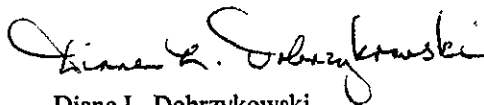
Relative to the above case, I am unable to attend the hearing scheduled for September 18, and desire to express my support of the Sokolis family in writing.

I do not feel the addition and deck planned for the back of 8602 Lawrence Hill Road is in any way offensive to surrounding neighbors. The back of their property is spacious, and the white siding on the house will allow for a perfect match. These plans will provide more comfortable living conditions without any detriment to the community.

The Sokolis family takes great pride in their home as shown by both the interior and exterior. They have been wonderful neighbors for almost six years, and I would very much like to see them remain.

I support their home improvement plans and hope that they will meet with your approval.

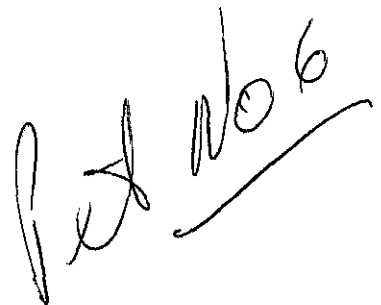
Sincerely yours,



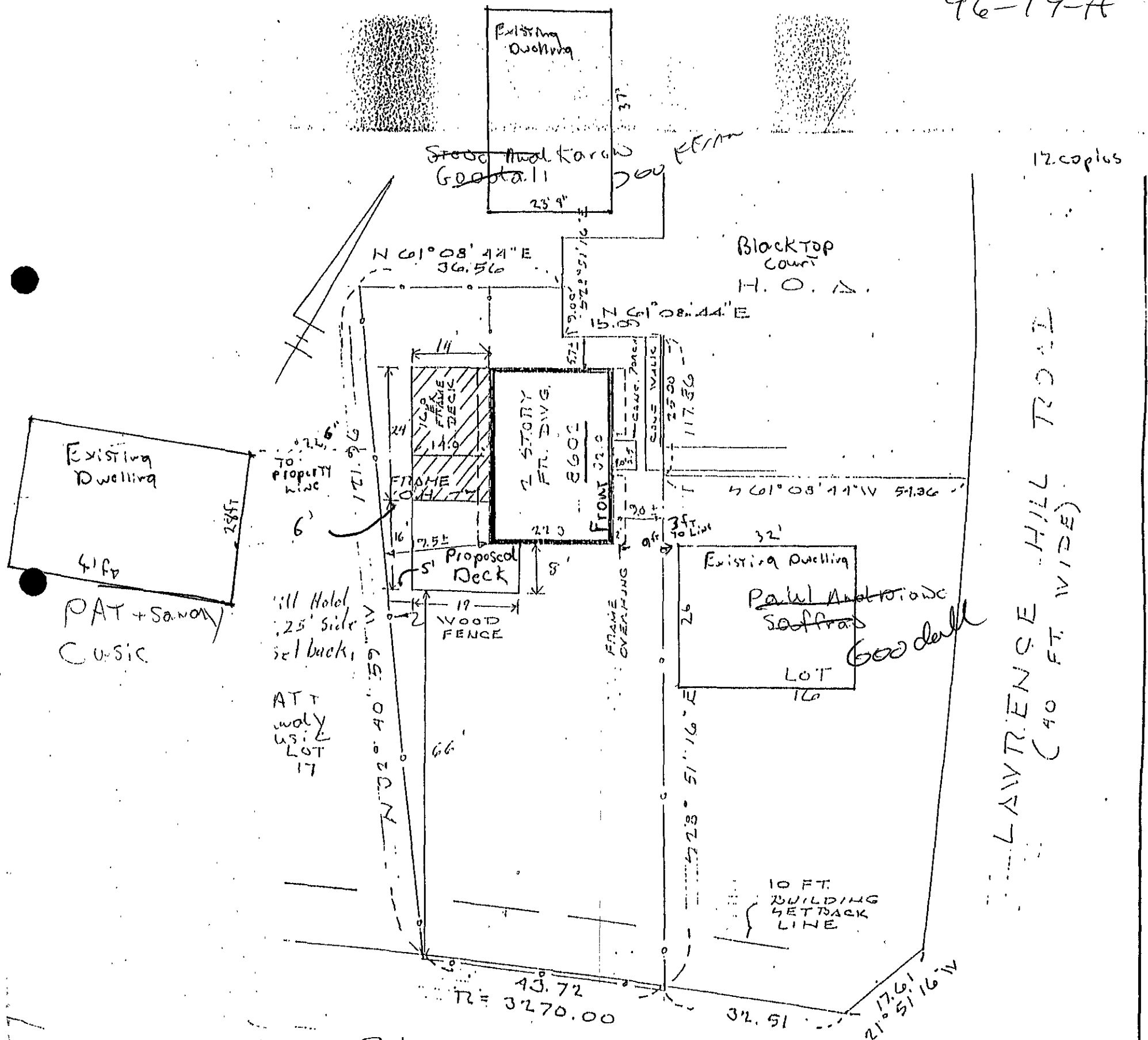
Diane L. Dobrzykowski

cc: Mr. & Mrs. Jim Sokolis

10/10/95 11:11 AM



12 copies



CLIFFORD ROAD
(40 FT. WIDE)

This property is not located in a H.U.B. identified Special Flood Hazard Area. Flood Hazard Map for verification though. Elevation shown is not guaranteed.

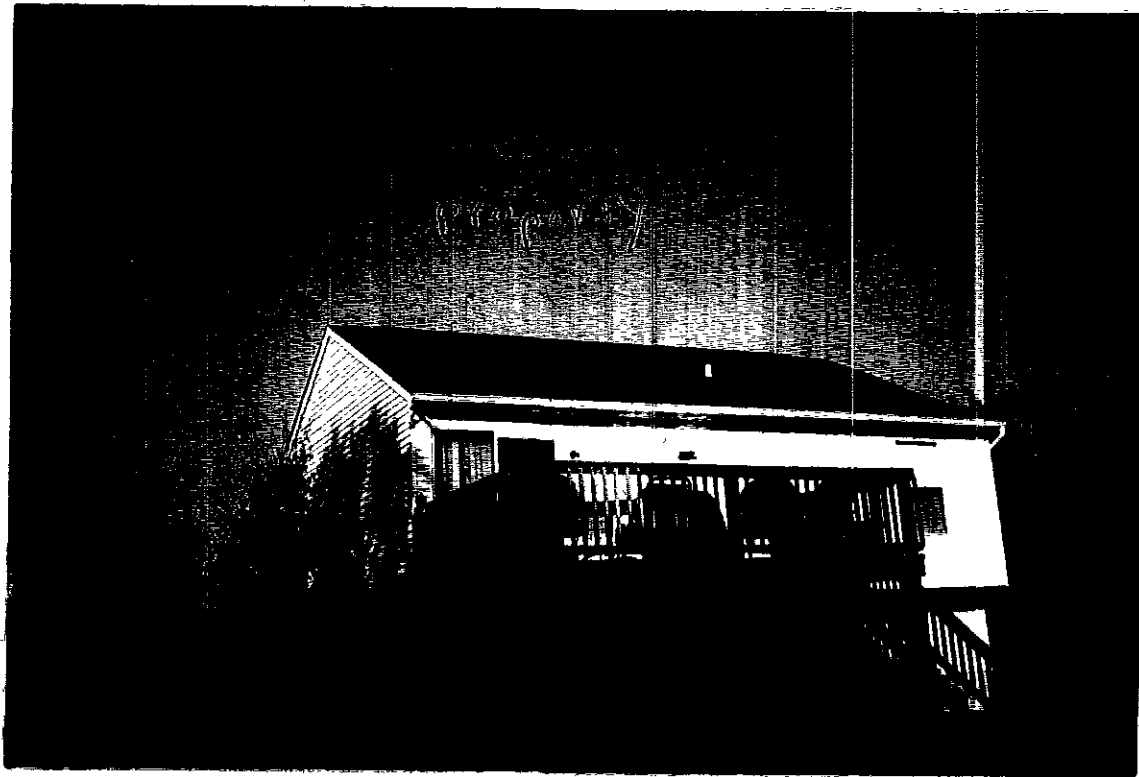
This reproduction subject to 1% reduction in scale.
I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.
Lot 15, Plat Entitled "Resubdivision Plat of LAWRENCE HILL, Section III, Phase 1B of WHITE MARSH", Plat Book E.H.K. Jr. No. 54, Folios 9 & 10

Location Information
Councilman's District 6
1" = 200 scale map N.E. & H.
Zoning DR. S. 5
Lot Size 3270.02 sq. ft.
Public
Sewer yes
Water yes
Chesapeake Bay Critical Area No
Prior Zoning None

VIDEITY map
Silver Spring Rd.
Lawrence Hill Rd.
PETITIONER'S EXHIBIT No 1
1" = 1,000'

25

96-19-A



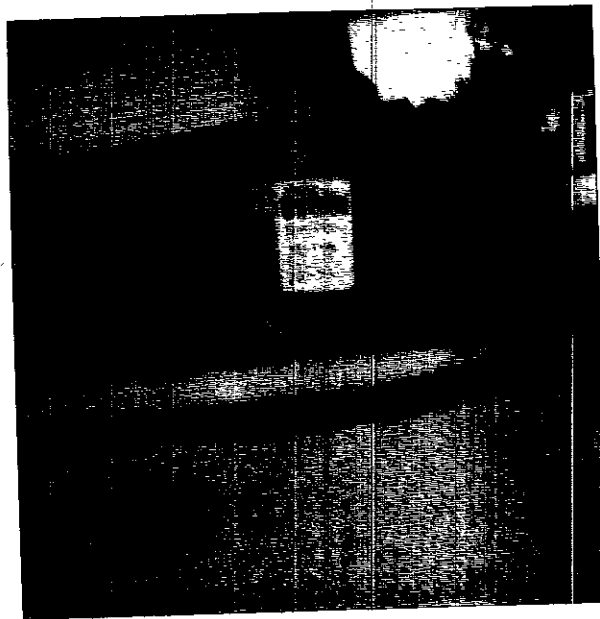
MICROFILMED

96-19-A.

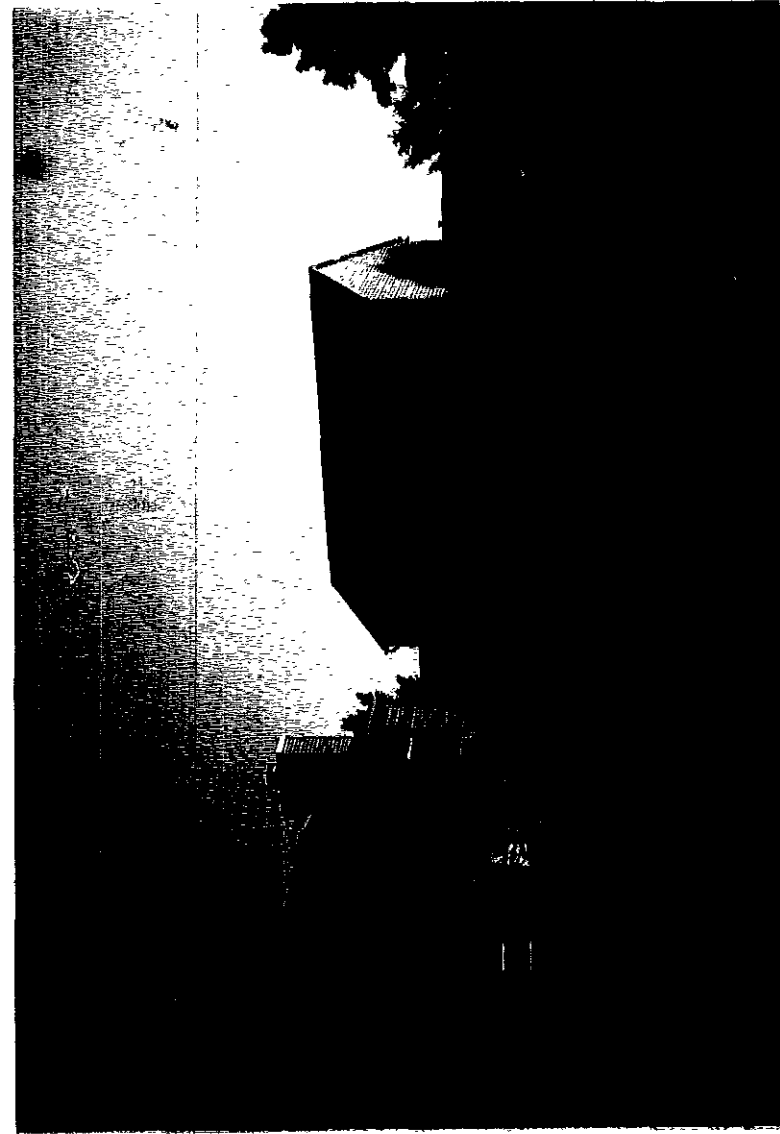


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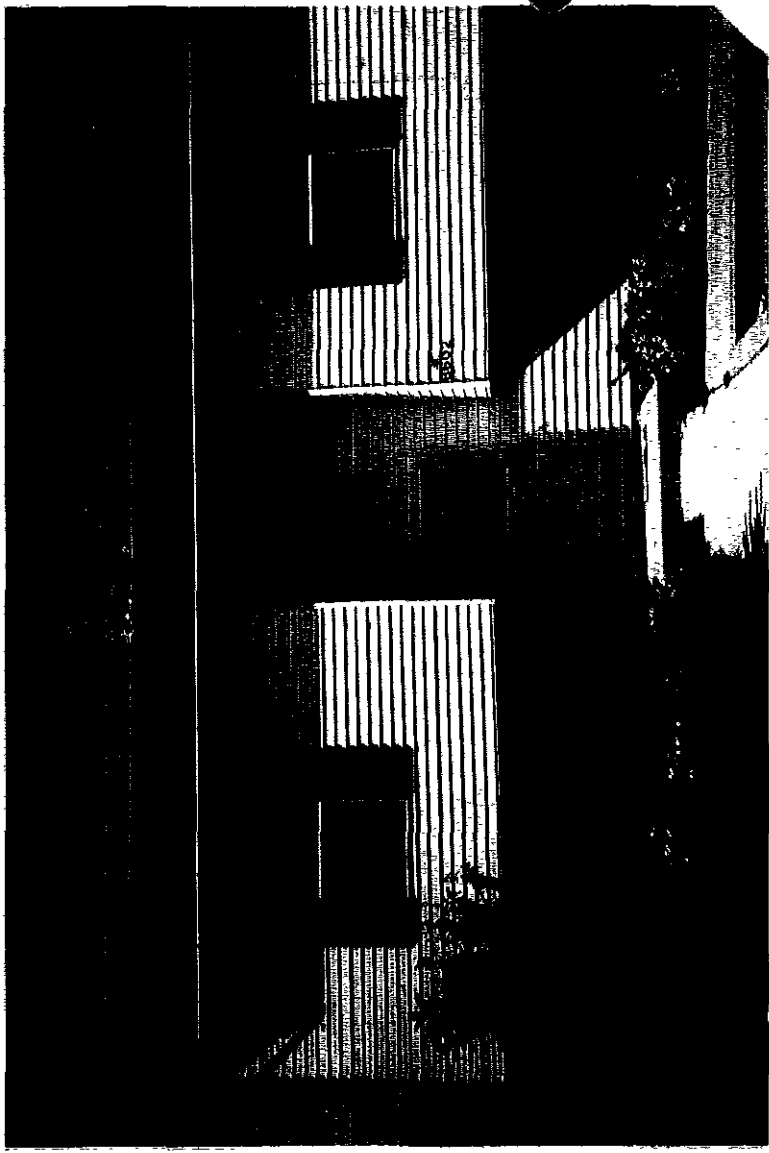
96-19-A



MICROFILMED



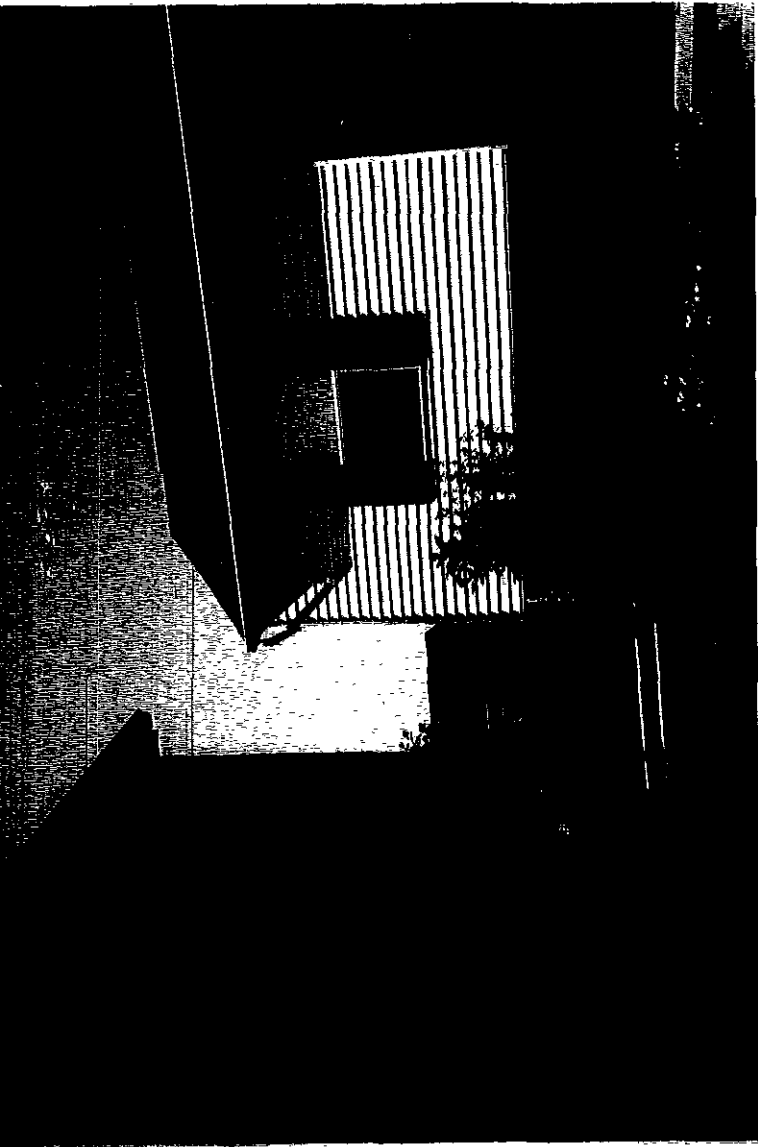
A, 8602 LAWRENCE HILL - LOOKING SW
FROM LAWRENCE HILL.



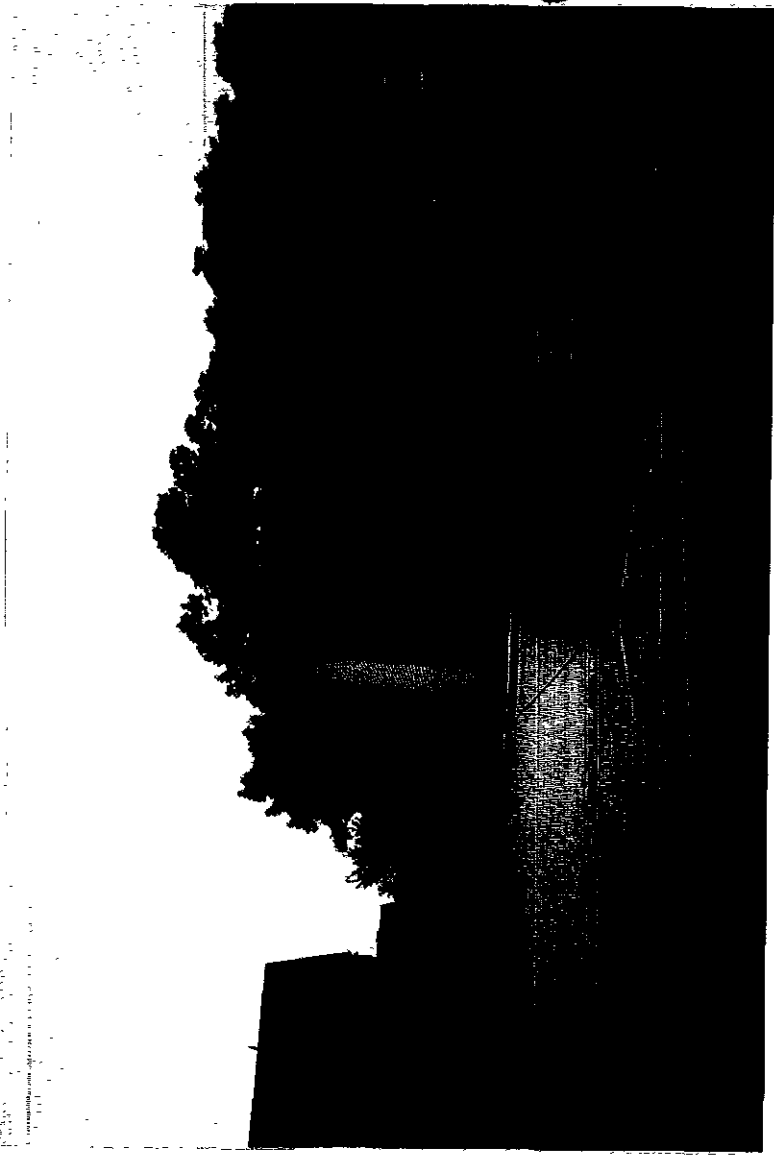
B, CLOSE-UP VIEW OF SOKOLIS HOME
AT 8602

PETITIONER'S EXHIBIT 2

THE SOKOLIS CASE
96-19-A.

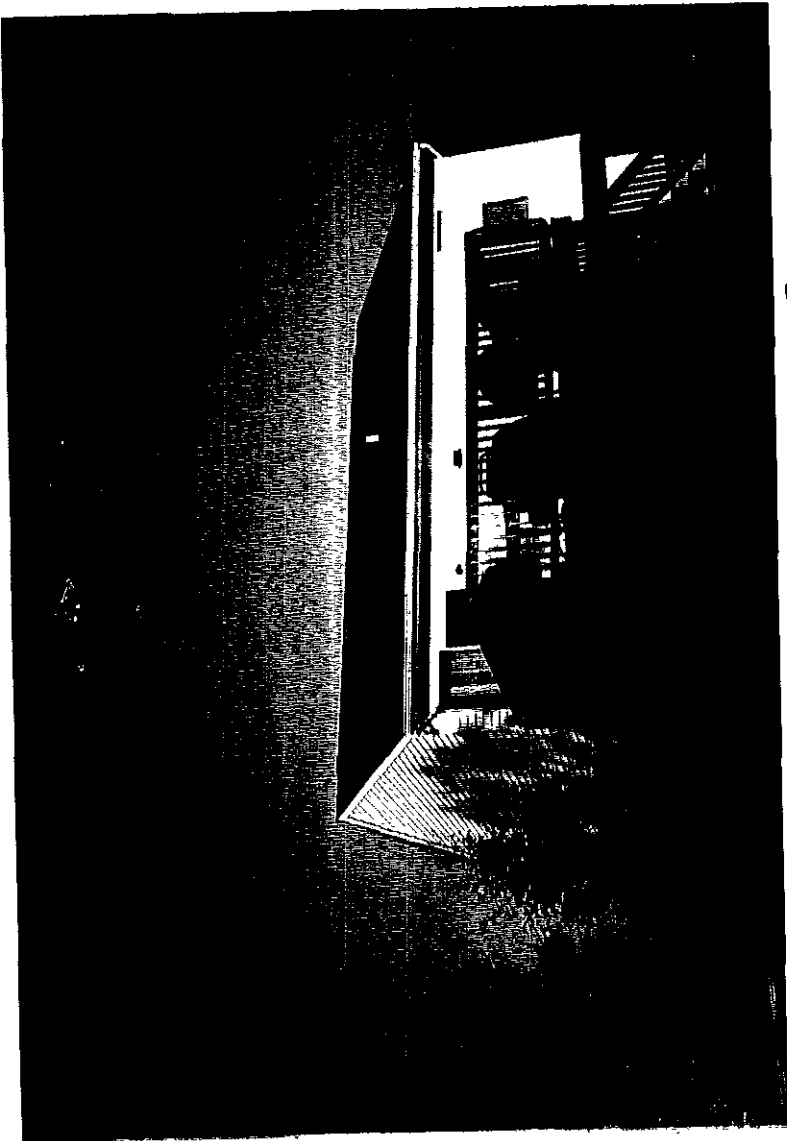


C, SOKOLIS HOME ON RIGHT.

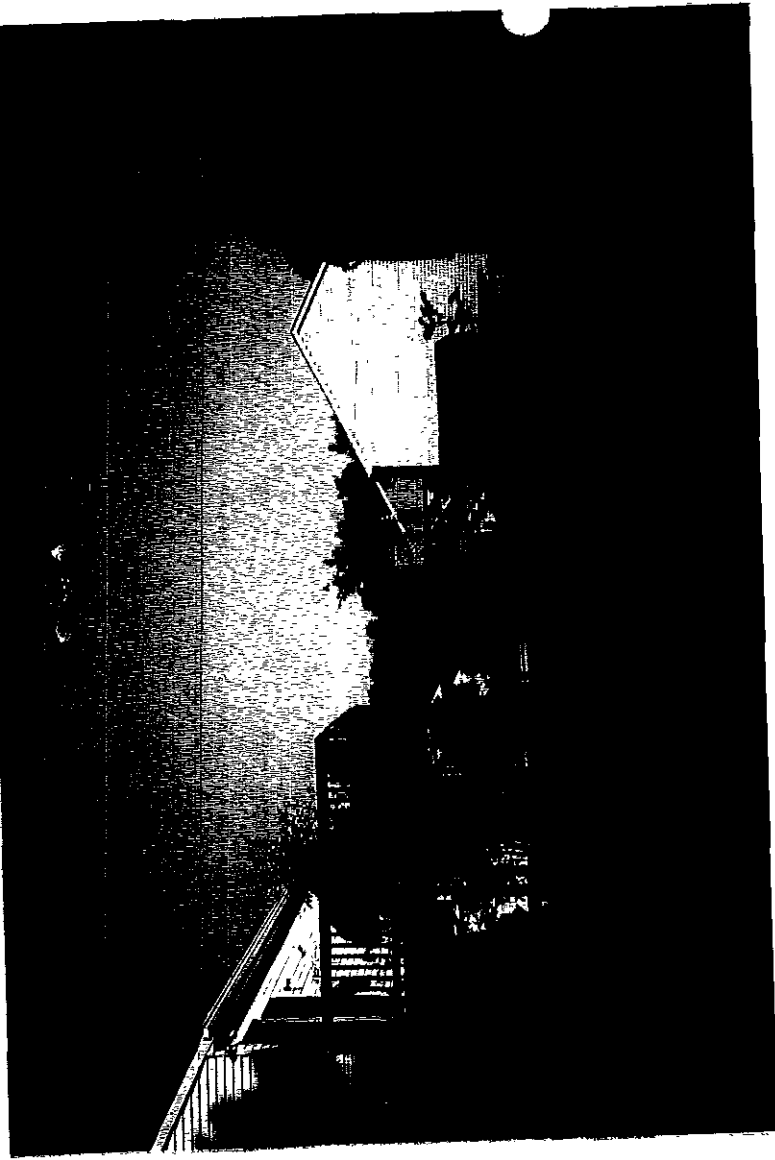


D. COURT - 8602 ON LEFT.

11/11/11



G. REAR OF SOKOLIS HOME AT 8602

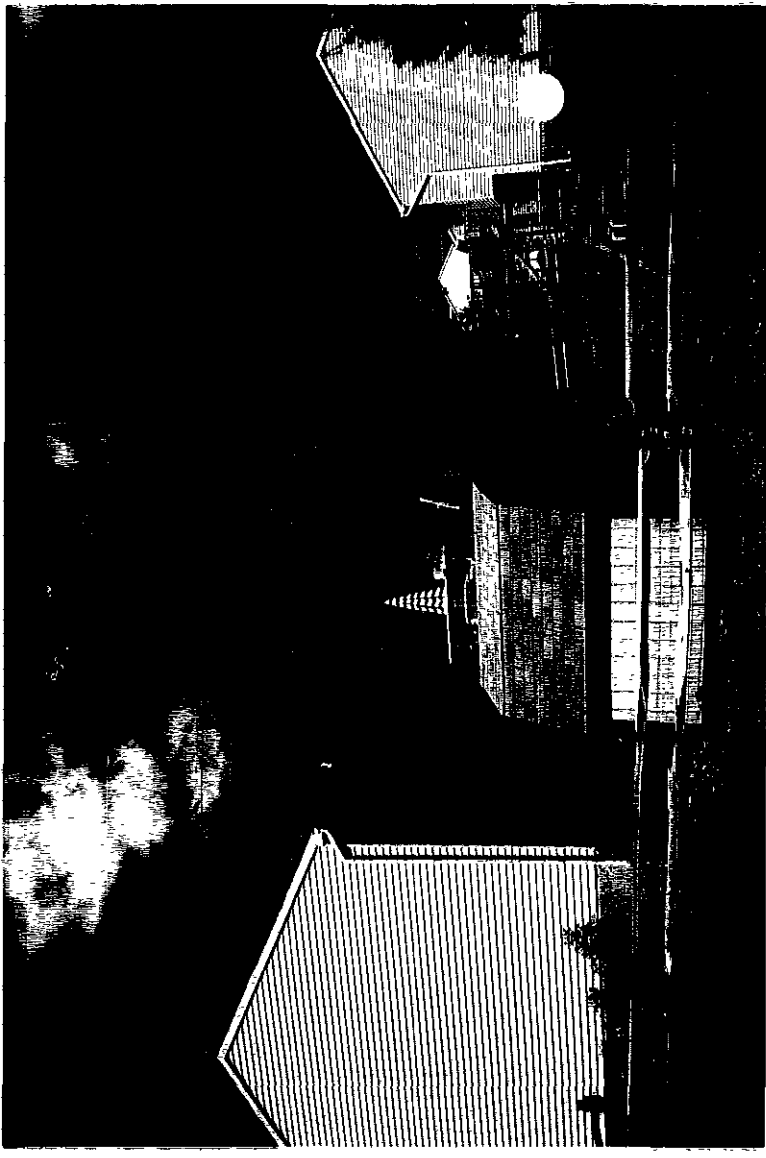


H. LOOKING SE TOWARD CLIFFORD, SOKOLIS, 8602
ON LEFT.

MICROFILMED



I. LOOKING N. FROM CLIFF RD. AT
5038 AND 5040 CLIFF RD.



V. E/S OF 5038 CLIFF RD FROM 5040'S
SIDE YARD.

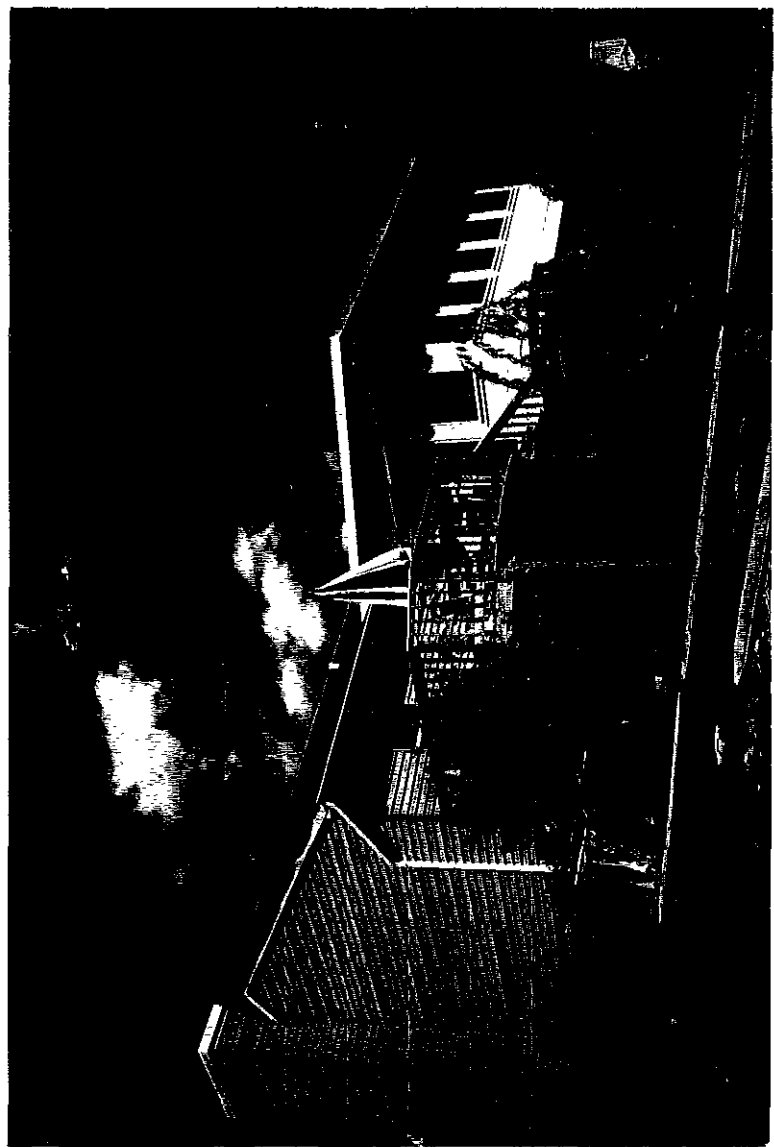
4-11-68



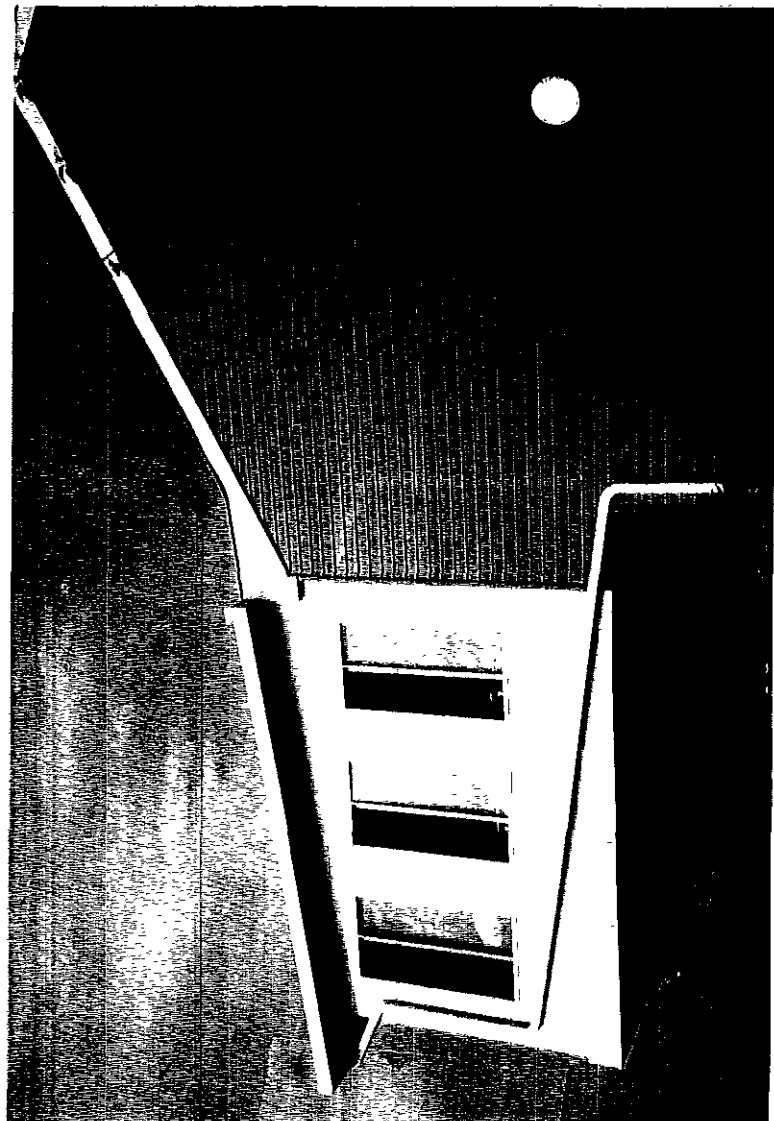
K, FRONT OF 5038 CLIFFORD,



L. ENCLOSED PORCH IN COMMUNITY.



M, ANOTHER LAWRENCE HILL ENCLOSED PORCH



N, OPPOSITE END OF SAME, ENCLOSED PORCH

MICROFILMED



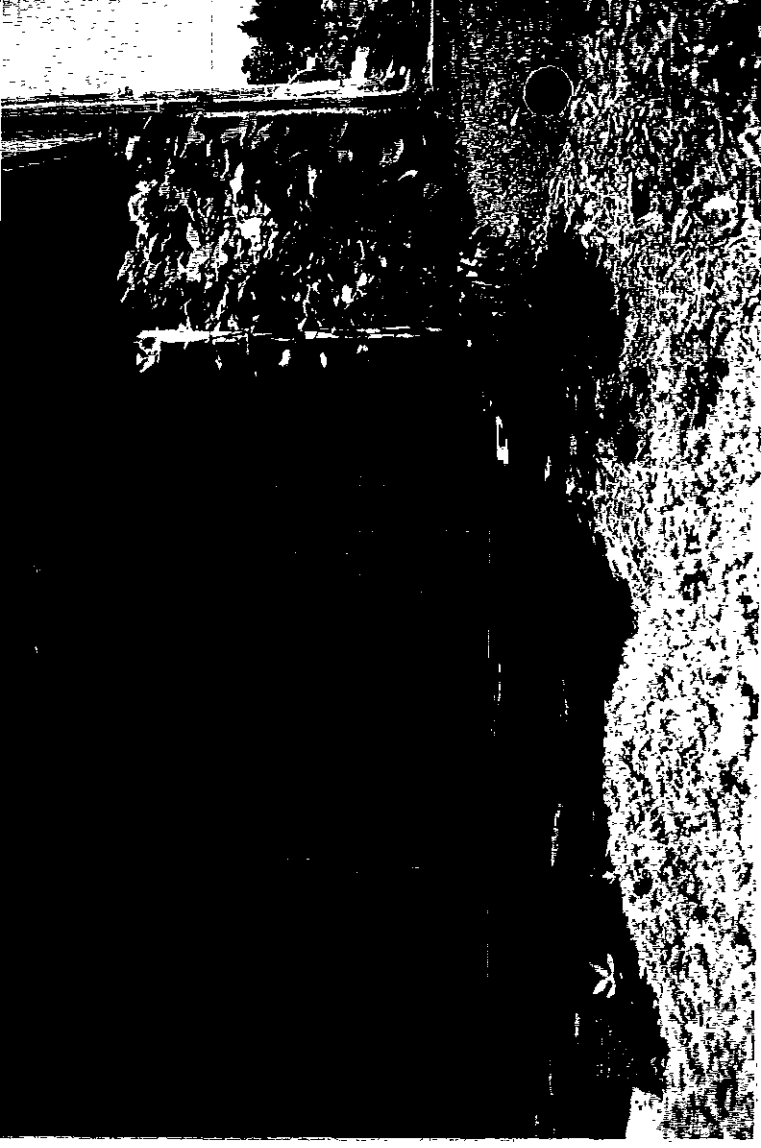
D, STORAGE ADDITION TO REAR OF AREA HOME



D, SHED BENEATH PORCH



Q, STORAGE AREA BENEATH PORCH



R, ANOTHER STORAGE ROOM BENEATH PORCH

MICROFILMED

$6\sqrt{12}$

Ridge vent

House has Existing Aluminum Siding

Stairs to wrap to corner
of house

Existing House

2ft
Duct
Hang

6'0" x 6'8"
Patio
Door

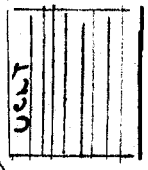
Steps

Steps to Back
min

MICROFILM

Ridge Vent

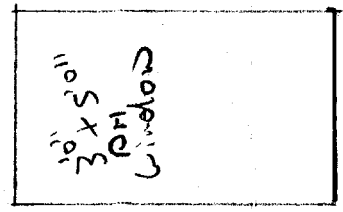
6 7/12
Pitch



20yr Asphalt Shingles

Trim On Gable Rock + Soffit

5k button
9 1ft Overhang



Existing House

2x6 Top Rail

2x2 Deck
Pickers
3 1/2 in Apart

2x10 Floor Joists
7/16 OSB Sheathing
2x4 Wall Studs
2x10 Windows + Door
Headers

5 1/2 x 16 Lamin Beam for
Back Joist Support

#1

2x6 Deck Plates

Deck #1

2x10

2x10 Undercarriage #2

4" Siding

Storage

2x2

2x2

12' 6"

Ridge Vent

20yr Shingles

Existing Siding

Vinyl Siding

Existing House

2pc
over
hang
3'0" x 6'8"
opening

6/12

Ridge vent

House Has Existing Alum Siding

Stairs to wrap to corner
of house

Existing House

2ft
Duct
Hang

6'0" x 6'8" patio door

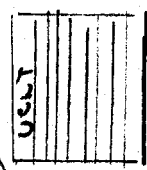
steps

Steps to be min

MICROFILMED

Ridge Vent

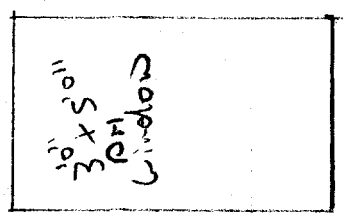
6 7/12
Pitch



20yr Asphalt Shingles

Trim on Gable Rock + Soffit

5k button
9 ft Overhang



Existing House

2x6 Top Rail

2x2 Deck
Pickers
3 1/2 in Apart

- 2x10 Floor Joists
- 7/16 OSB Sheathing
- 2x4 Wall Studs
- 2x10 Windows + Door Headers
- 5 1/2 x 16 Lamin beam for Back Joist Support

#1
2x6 Deck Plates
#1
Deck

4" Siding

2x10

2x10 Undercarriage #2

Storage

6' x 6' Post

2x2

2x2

12' 6"

Ridge Dent

20yr Shingles

Existing Siding

Vinyl Siding

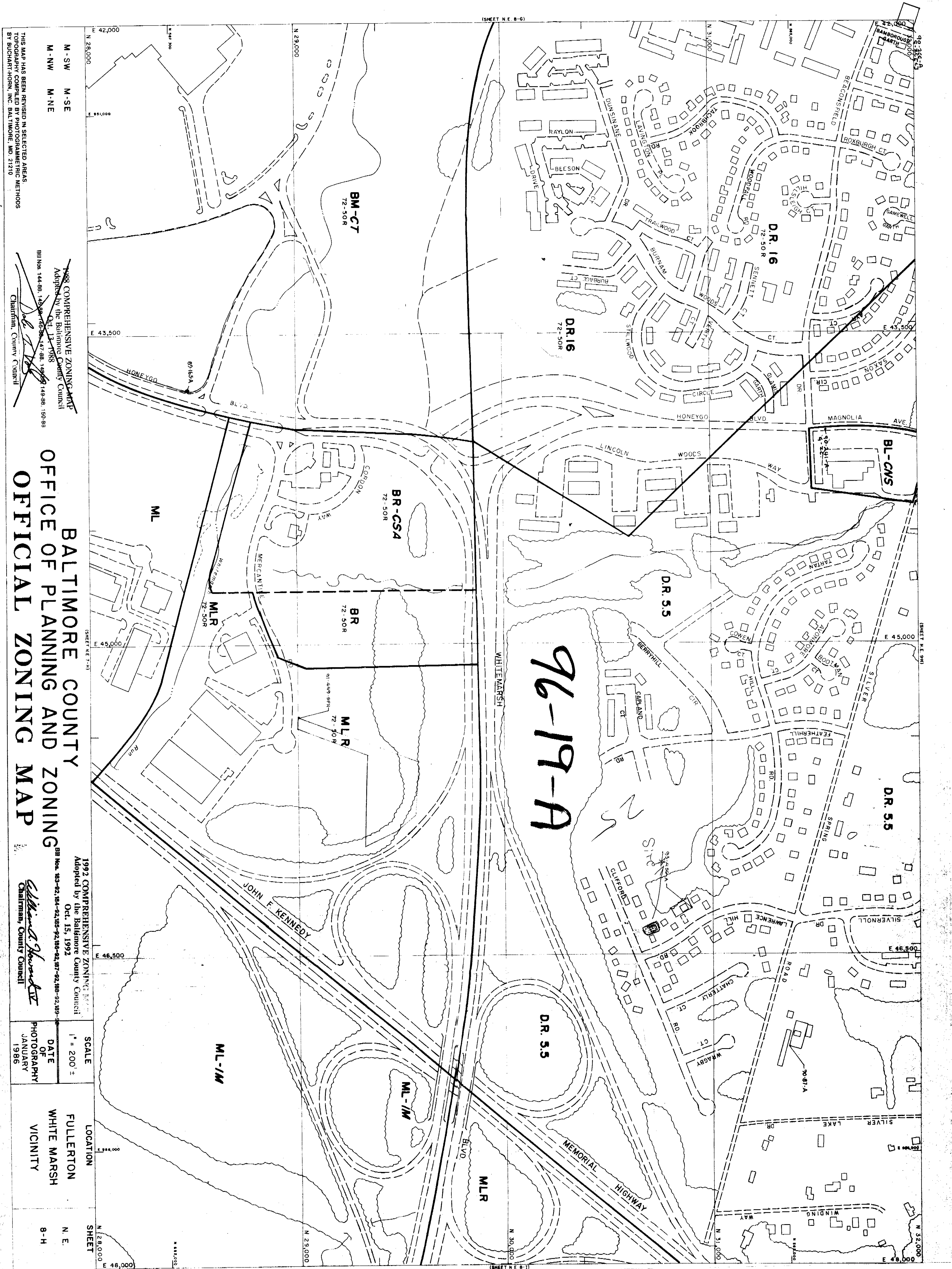
Existing House

2 ft

Overhang

3'0" x 6'8"

Opening



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
BY RICHARD HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 1, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Richard Horn
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92, 100-92
William H. Hovde
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	FULLERTON	N. E.
DATE OF PHOTOGRAPHY JANUARY 1988	WHITE MARSH VICINITY	8-H

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON WHITE MARSH VICINITY	8-H
DATE OF PHOTOGRAPHY JANUARY 1986		

96-19-A

APPROVED
BALTIMORE COUNTY HEALTH DEPARTMENT
BY: *Harold J. Rogers*
DEPUTY STATE AND COUNTY HEALTH OFFICER
DATE: 11/19/85

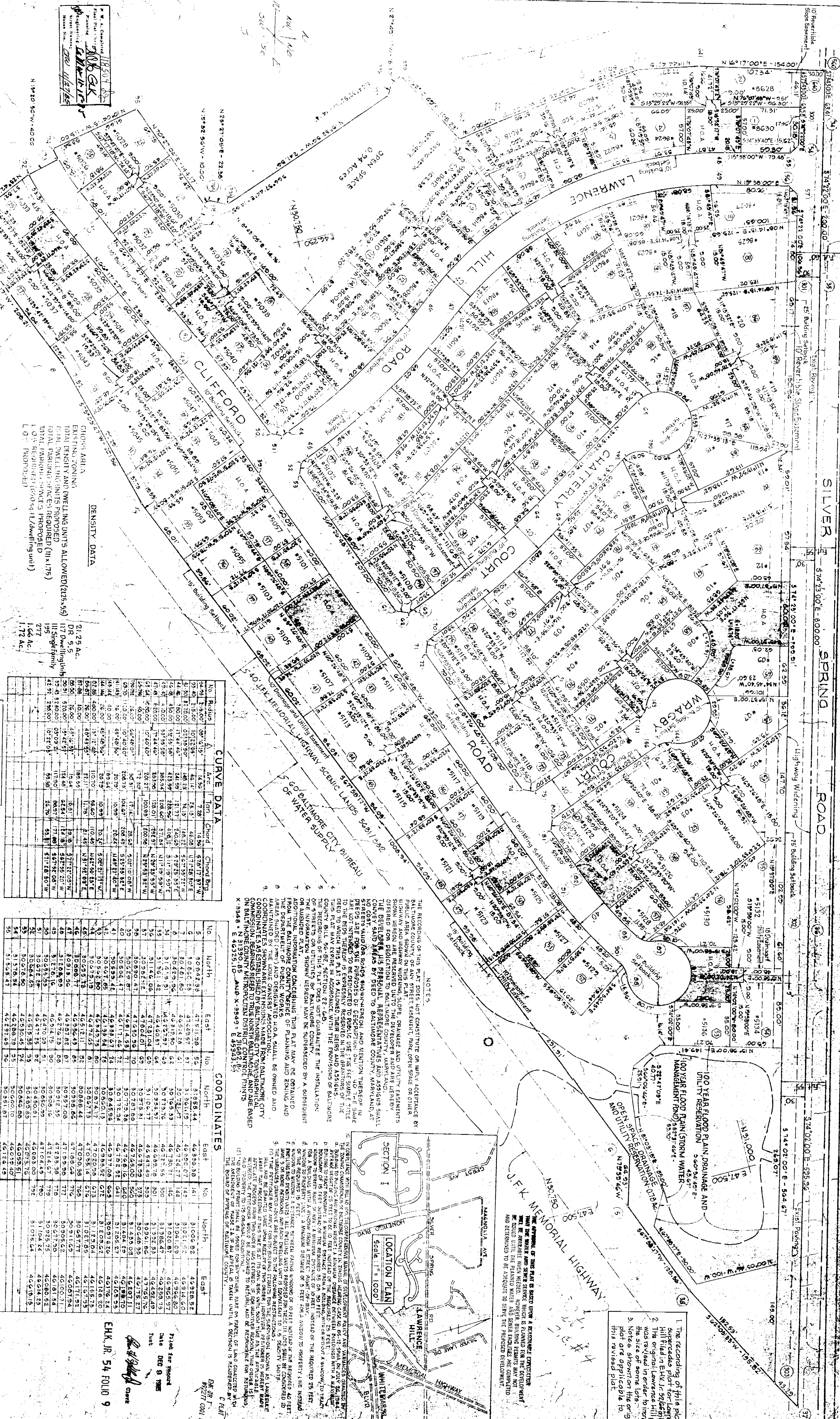
LEGEND
① Coordinate Number
② Lot Number
③ House Number

ENGINEER
KENNETH A. WOODWARD
REGISTERED LAND SURVEYOR NO. 15781

OWNER AND DEVELOPER
WHITE MARSH JOINT VENTURE
100 N. PENNSYLVANIA STREET, BALTIMORE, MARYLAND 21204

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
DIRECTOR: *James C. Fisher* DATE: 11/21/85
APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: *John P. ...* DATE: 11/21/85

SECTION III, PHASE 1B OF WHITE MARSH
SHEET 1 OF 2
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND
DATE: October 22, 1985
SCALE: 1" = 50'



EXISTING ZONING
DENSITY AND TWEELING UNITS ALLOWED (205.45) 117 Dwelling Units
TOTAL PARCELS: 100
TOTAL AREA: 1.56 AC.
TOTAL DENSITY: 117.32 AC.
LOT (PROPOSED)

DENSITY DATA

Lot No.	Area (Ac.)	Density
1	0.01	117.32
2	0.01	117.32
...
117	1.56	117.32

CURVE DATA

Lot No.	Radius (ft.)	Chord (ft.)	Angle (deg.)
1	100.00	100.00	90.00
2	100.00	100.00	90.00
...
117	100.00	100.00	90.00

COORDINATES

Lot No.	North	East	North	East
1	50984.33	4751.50	50984.33	4751.50
2	50984.33	4751.50	50984.33	4751.50
...
117	50984.33	4751.50	50984.33	4751.50

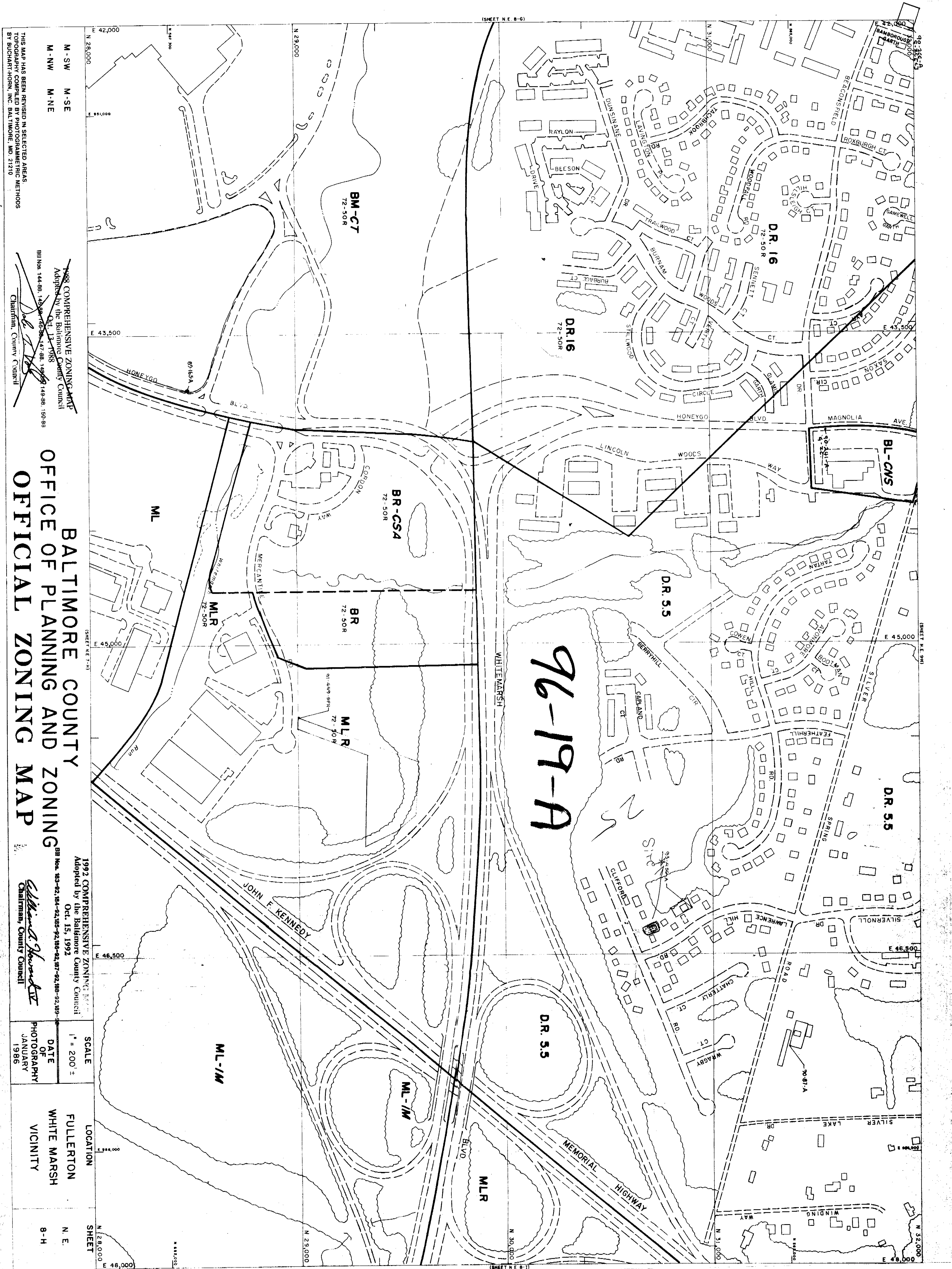
NOTES
1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY OFFICE OF PLANNING & ZONING.
2. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.
3. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF HEALTH.
4. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF SOCIAL SERVICES.
5. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF EDUCATION.
6. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF TRANSPORTATION.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
8. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT.
9. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.
10. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ADOPTION OF THE PLAT BY THE BALTIMORE COUNTY DEPARTMENT OF CULTURAL AFFAIRS.

SECTION I
LOCATION PLAN
Scale: 1" = 1000'

SECTION II
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND

SECTION III
PHASE 1B OF WHITE MARSH
SHEET 1 OF 2

SECTION IV
PHASE 1C OF WHITE MARSH
SHEET 2 OF 2



1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 1, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
BY RICHARD HORN, INC. BALTIMORE, MD 21210

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Bill Nos. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92, 100-92
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
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Bill Nos. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92, 100-92
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	FULLERTON	N. E.
DATE OF PHOTOGRAPHY JANUARY 1988	WHITE MARSH VICINITY	8-H

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON WHITE MARSH VICINITY	8-4
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

96-19-A

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Lawrence Hill Road, 120 * ZONING COMMISSIONER
ft. N of c/l Clifford Road *
8602 Lawrence Hill Road *
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
James J. Sokolis, et ux * Case No. 96-19-A
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8602 Lawrence Hill Road in the residential subdivision known as Lawrence Hill, Section III, near White Marsh. The Petition is filed by James J. Sokolis and Mary S. Sokolis, his wife, property owners. Variance relief is requested from Section 504.2 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.b of the CMDP to permit a deck to be within 5 ft. of a property line and a family room addition within 6 ft. of a property line in lieu of the required 15 ft. for both. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan.

This Petition was initially filed as an Administrative Variance pursuant to Section 126-127 of the Baltimore County Code. That section allows variance relief to be granted for residential property without a public hearing in some circumstances. However, after posting of the subject request in this case, a request for public hearing was made by adjoining property owners. Thus, the matter was scheduled for public hearing and same was convened on September 18, 1995.

Appearing at the public hearing held for this case were James J. Sokolis and Mary S. Sokolis, Petitioners. Other who appeared in support of the request included Steven and Karen Goodall, and Diane Shafraan. The Petitioners were represented by Newton A. Williams, Esquire. Appearing in

opposition to the request were other neighbors of the surrounding community. They included Patrick and Sandy Cusic, Michael and Bonnie Schlaile, Herbert Butler, Sondas Abaza and Sonia Carreras. These Protestants were represented by Jeffrey H. Gray, Esquire.

The Petitioner, James J. Sokolis, testified and presented the plan. He stated that he is a Certified Public Accountant by trade and purchased the house in August of 1989. He indicated that the Lawrence Hill subdivision numbers approximately 111 single family dwellings. The subject property is approximately 3300 sq. ft. in area and zoned D.R.5.5. The layout of the dwelling on the lot is somewhat unusual and is shown both on the site plan and numerous photographs which were submitted at the hearing. The subject dwelling bears a Lawrence Hill Road address yet shares a large common driveway area with three other dwellings. As one faces the driveway from Lawrence Hill Road, four houses are easily visible abutting the driveway. Two of the houses face each other and the driveway with their side yards towards Lawrence Hill Road. The other two dwellings, including the Petitioners' dwelling, actually face the road. Moreover, other houses are located to the rear of the Petitioners' dwelling including the property owned by Mr. and Mrs. Cusic.

In any event, Mr. Sokolis testified that he and his wife reside on the subject site with their five children, which include his, hers and theirs. He indicated that he recognized his family's need for additional living space after his marriage and initially tried to sell the house in 1992. Being unable to sell the property at that time, he then considered an addition to the south side of the house to provide more living area. However, this plan was rejected as too expensive and would cause an architectural problem to the house. The house was, again, placed on the market at the end of 1993 and remained available for purchase until late last

year. Again, when the property could not be sold, other alternatives were considered to provide more living space.

The alternative adopted by the Petitioner is shown in Petitioners' Exhibit No. 3, as well as the site plan. Essentially, the Petitioner desires to convert the area of the property presently utilized for a deck to an inside addition. A new deck will be constructed adjacent thereto. The proposed addition will be approximately 24 ft. in width and 14 ft. in area. The deck will range from 8 to 16 ft. in width and approximately 17 ft. in depth. The deck will partially wrap around the south side of the house. As proposed, the requested improvements will necessitate the variances set forth above. The addition will cost approximately \$27,000.00.

Mr. Sokolis testified that he believes that the variance requested is justified and should be granted. As a basis therefor, he noted that construction of an addition elsewhere would cause esthetic and architectural problems to the appearance and flow of the house. Moreover, certain mature trees would need to be removed.

Mr. and Mrs. Sokolis' contractor, John T. Scarlett, also testified. He is a home improvement contractor and will build the proposed addition. He described the proposed improvements and testified that the proposed alternative was the most practical from a construction standpoint. Several neighbors also testified, including Steve Goodall and Diane Shafraan, in support of the Petitioners' request.

As to the Protestants, testimony was received from Mr. Cusic and Mrs. Schlaile. They both object to the requested variance and believe that same will overwhelm the house and possibly reduce property values. In their opinion, the addition and deck are too big in context with the lot and neighborhood. They oppose the granting of the variance relief.

As is well settled, variances must be considered within the parameters established by Section 307 of the BCZR. Therein, it is required that the Petitioner must demonstrate that a practical difficulty or unreasonable hardship would result if the variance relief were denied. Moreover, the Petitioner must demonstrate that relief can be furnished so as to not adversely affect the surrounding locale and be within the spirit and intent of the BCZR.

In my view, the Petitioner has failed to satisfy this standard. I am unable to establish any unique characteristic of this lot or this property which justifies the variances. Moreover, I believe that a grant of the variance would overcrowd the lot and cause detriment to the surrounding properties. I sympathize with Mr. and Mrs. Sokolis. They, indeed, have recognized a problem; namely, that their family has outgrown the space available in the subject dwelling. Additional space, by way of the purchase of a new house or enlargement of the existing dwelling, is needed for this family. However, these personal concerns do not furnish a basis upon which variance relief may be granted. Rather, the BCZR and case law require that the subject property feature some unique characteristic which justifies the relief requested. The Petitioners' desire for a larger house simply does not meet that burden. Therefore, the Petition for Variance must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of October, 1995 that a variance from Section 504.2 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.b of the CMDP to permit a deck to be within 5 ft. of a property line and a

ORDER RECEIVED FOR FILING
Date 10/16/95
By M. J. J. J.

ORDER RECEIVED FOR FILING
Date 10/16/95
By M. J. J. J.

ORDER RECEIVED FOR FILING
Date 10/16/95
By M. J. J. J.

ORDER RECEIVED FOR FILING
Date 10/16/95
By M. J. J. J.

Family room addition within 6 ft. of a property line, in lieu of the required 15 ft. for both, be and is hereby DENIED.

LES/mm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 11, 1995

Newton A. Williams, Esquire
Nolan, Williams and Plumhoff
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 96-19-A
Petition for Zoning Variance
James J. Sokolis, et ux, Petitioners

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mm
att.
cc: Mr. and Mrs. James J. Sokolis

cc: Mr. and Mrs. Patrick Cusic
Mr. and Mrs. Michael Schlaile
Mr. Herbert Butler
Mr. Sondas Abaza
Ms. Sonia Carreras

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 8602 Lawrence Hill Rd.

which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) V.B.6.b (C.M.D.P.) & 504.2 (BCZR), TO PERMIT A DECK TO BE WITHIN 5' OF A PROPERTY LINE AND A FAMILY ROOM ADDITION TO BE WITHIN 6' OF A PROPERTY LINE IN LIEU OF THE REQUIRED 15' OF A PROPERTY LINE AS REQUIRED BY THE REGULATIONS OF THE Zoning Regulations of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

TO BUILD A 12x24 ADDITION AND 12x16 DECK ON REAR OF HOUSE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When the following persons and others, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this petition.

Legal Owner(s)	Type of Name	Signature	Address	City	State	Zip Code
James J. Sokolis	Individual	<i>James J. Sokolis</i>	8602 Lawrence Hill Road	Baltimore	MD	21204
Mary S. Sokolis	Individual	<i>Mary S. Sokolis</i>	8602 Lawrence Hill Road	Baltimore	MD	21204
John Scarlett	Contractor	<i>John Scarlett</i>	415 HALL ST. #101	Baltimore	MD	21202

A public hearing having been required and/or found to be required, as ordered by the Zoning Commissioner of Baltimore County, this petition, and the subject matter of this petition, shall be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County, and that the property be reviewed.

REVIEWED BY: JMM DATE: 7-24-95
ESTIMATED POSTING DATE: 7/30
Printed with Soy-based Ink on Recycled Paper
ITEM #: 25

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at 8602 Lawrence Hill Rd, Perry Hall, Md. 21228

That based upon personal knowledge, the following are the facts upon which I base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):
we would like a variance to build 12x24 addition and 12x16 Deck on Rear of House to make better use of our property, which will be closer than 15' to property line

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James J. Sokolis
Mary S. Sokolis
Type of Name: Individual
Signature: *James J. Sokolis*
Signature: *Mary S. Sokolis*

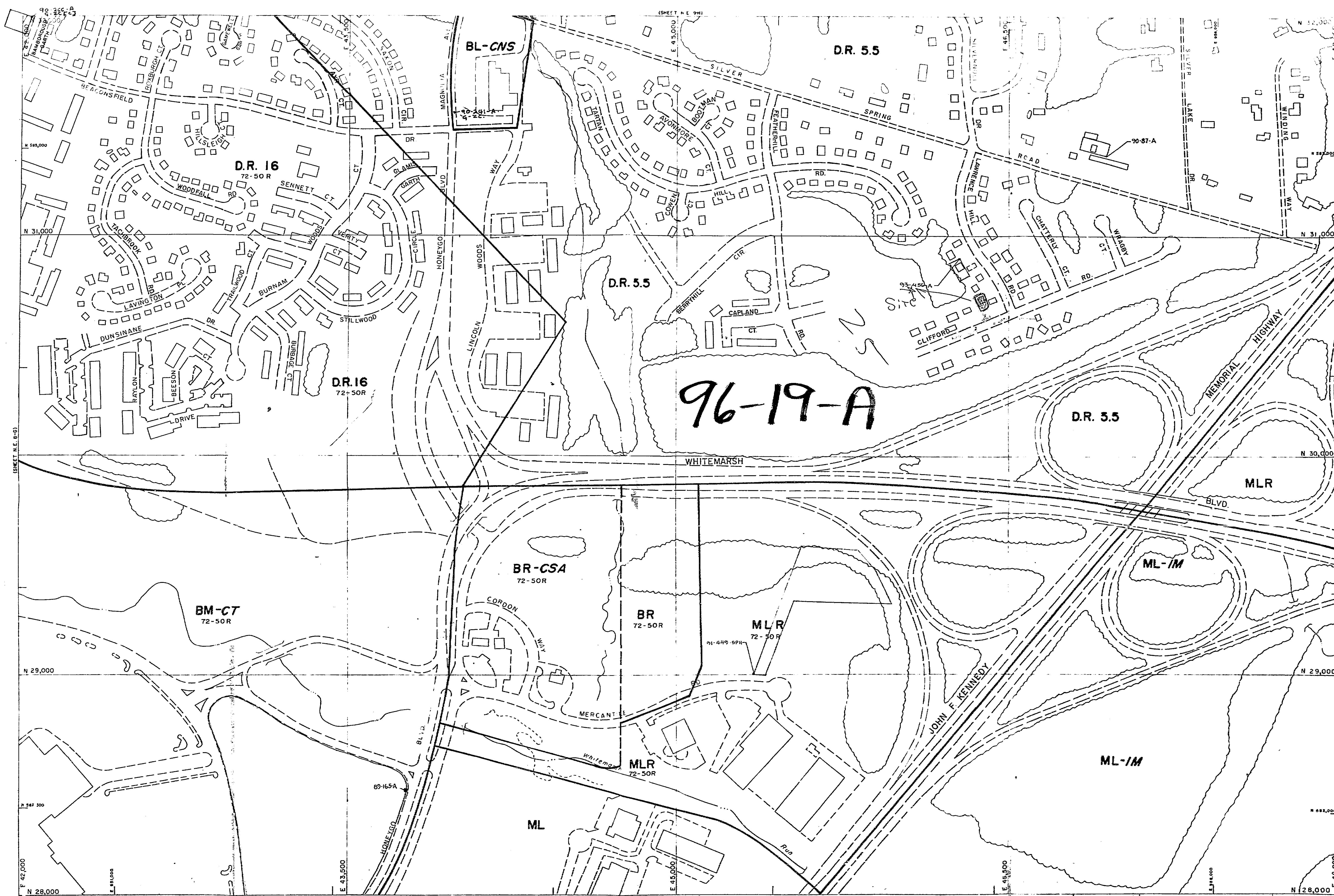
STATE OF MARYLAND, COUNTY OF BALTIMORE, to me
I HEREBY CERTIFY, this 14th day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James J. Sokolis
Mary S. Sokolis
Name Address and phone number of representative to be contacted

AS WITNESS my hand and Notarial Seal
July 14, 1995

My Commission Expires July 1, 1996

ORDER RECEIVED FOR FILING
Date 10/16/95
By M. J. J. J.



M-SW M-SE
M-NW M-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART HORN, INC. BALTIMORE, MD 21210

~~1992 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct 15 1992~~

Del. 200
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct 15 1992

William F. Kennedy
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	FILIFRTON	N E
	WHITE MARSH	8-H
	VICINITY	

96-19-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION FULLERTON WHITE MARSH VICINITY	SHEET NE 8-H
DATE OF PHOTOGRAPHY JANUARY 1986		

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3610

August 10, 1995

Mr. and Mrs. James J. Sokolis
8602 Lawrence Hill Road
Perry Hall, Maryland 21128

RE: Item No.: 25
Case No.: 96-19-A
Petitioner: J. Sokolis, et ux

Dear Mr. and Mrs. Sokolis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 30, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 2, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 17, 21, 24, and 25.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Keller*

PK/JL

ITEM17/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: August 7, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 7, 1995
Items 020, 021, 022, 024, 025, 026 and 027

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/31/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JULY 31, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 27.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 867-4881, MS-1102F

RECEIVED
AUG 1 1995
ZADM



David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 25 (5CM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 7/31/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/31/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 17
18
24
25
26
27

LS:sp

LETTY2/DEPRM/TXTSBP

Robinson Appraisal Group

Real Estate Appraisers • Consultants
2800 AQUILA'S DELIGHT • FALLS CHURCH, MARYLAND 22047-1036 • FAX (410) 557-8126 • FAX (410) 557-9472

KENNETH ROBINSON, SRA
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
LICENSE #03 054

MEMBER OF THE APPRAISAL INSTITUTE
FEE APPRAISER

August 30, 1995

Arnold Jablon
Director of Permits & Developments
County Office Building
111 W. Chesapeake Avenue
Room 109
Towson, MD 21204

Re: Case No. "96-19-A Item #25"
8602 Lawrence Hill Road
Perry Hall, Md 21118
Jim & Sue Sokolis

Dear Mr. Jablon,

In reference to case No. "96-19-A Item #25", I have reviewed the plans and location survey for a proposed deck and rear addition.

Further, I have considered what impact these improvements may have on adjacent properties. I have also inspected the neighborhood and recent sales within the neighborhood.

As you are aware building lots in this neighborhood are somewhat smaller than those of competing neighborhoods. The developer of the neighborhood has situated the parking area and building lots in an arrangement where most buildings are less than 15 feet apart (with no noticeable effect on property values). However, if any external obsolescence exist it will have been created by these already existing 15 foot building separations. The proposed deck and addition will be greater than 25 feet from neighboring buildings.

Please see attached photos of 5604 and 5038 Clifford (less than 15 feet apart) and 8600 and 8602 Lawrence Hill at 12 feet apart.

RECEIVED
SEP 5 1995
ZADM

August 29, 1995
Arnold Jablon
Page 2

Given this trend, I am unable to reveal any supporting data that would indicate any negative influences in value due to these proposed improvements. Further, decks and additions tend to increase property values within a community.

I sincerely hope this will help you in your endeavor.

Sincerely,

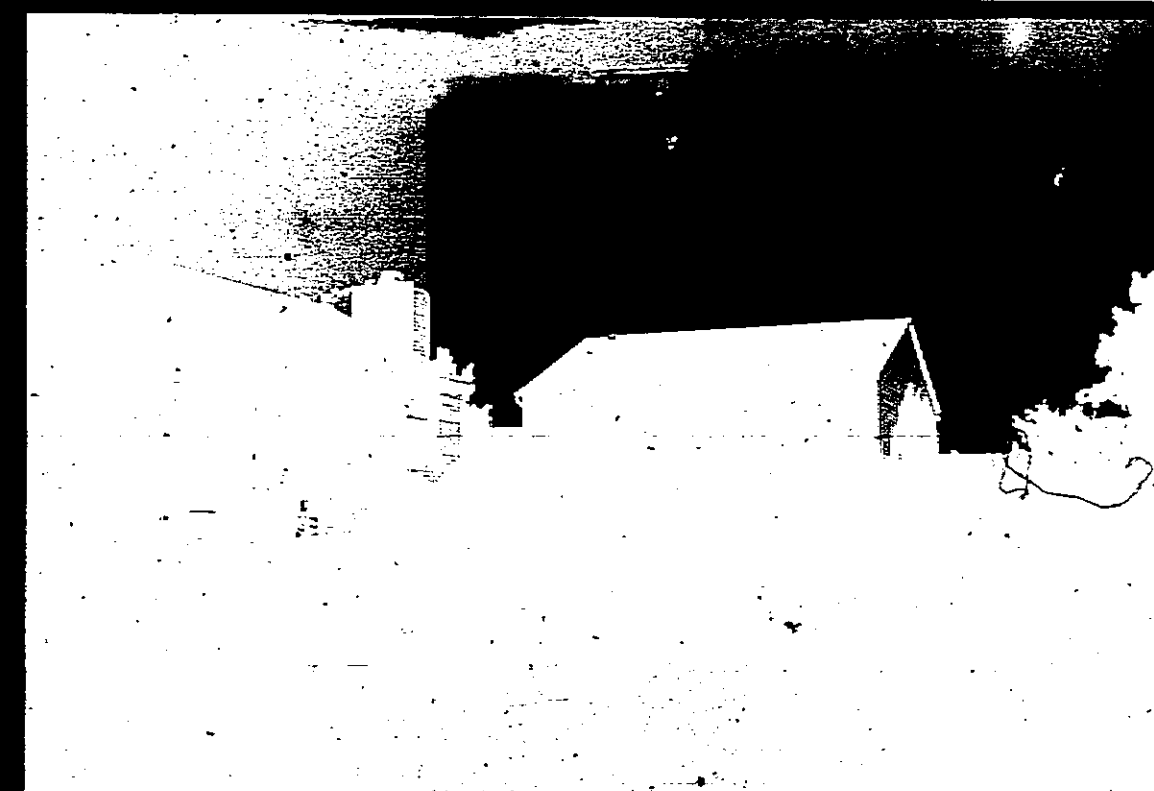
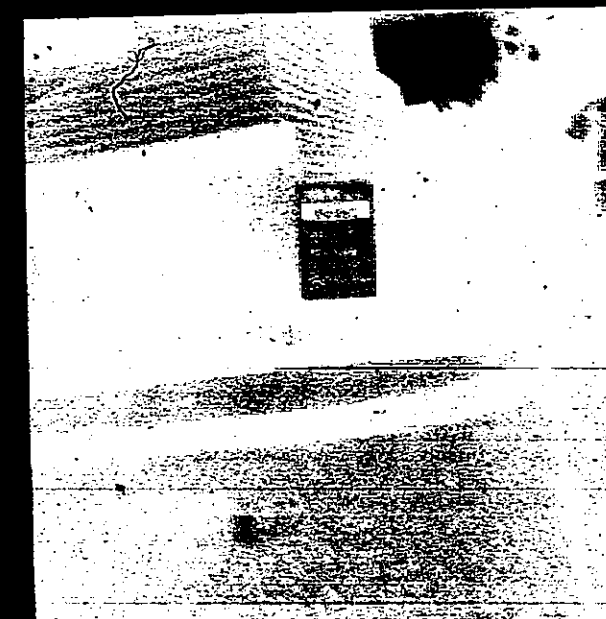
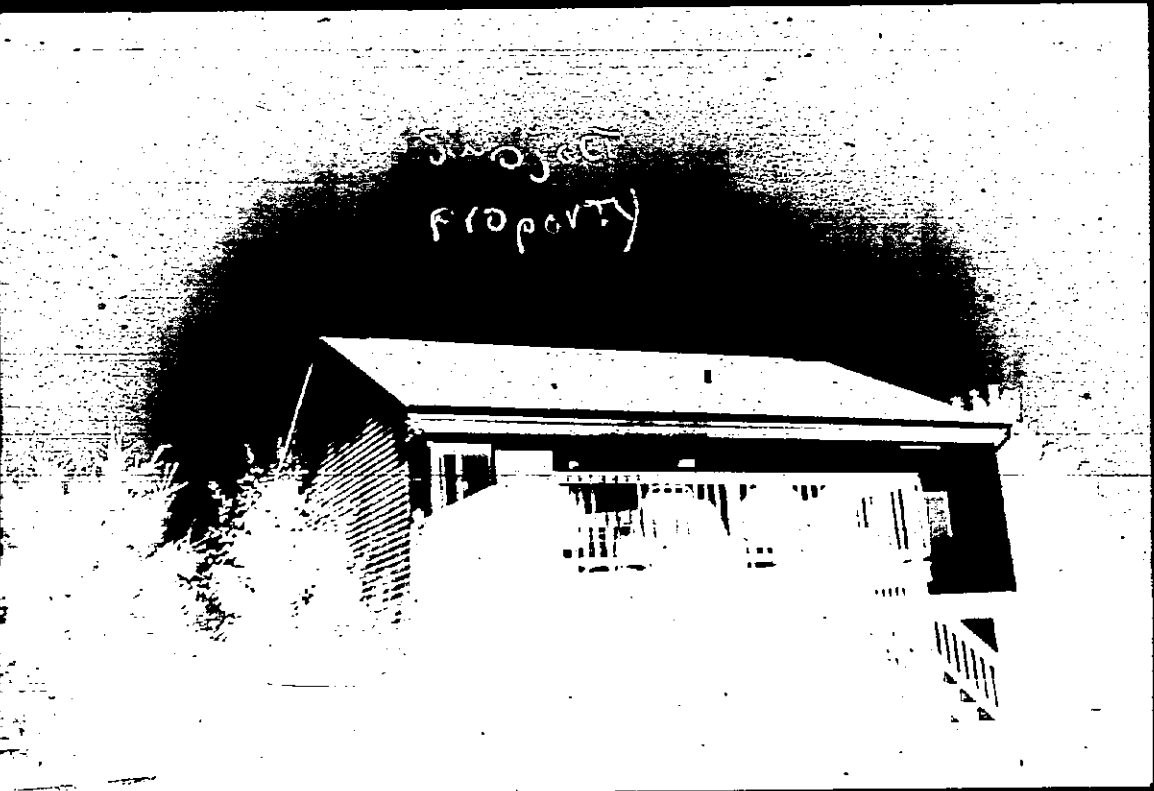
Kenneth Robinson, SRA

KR/eqm

96-19-A

96-19-A

96-19-A



A. 8602 LAWRENCE HILL - LOOKING SW FROM LAWRENCE HILL.

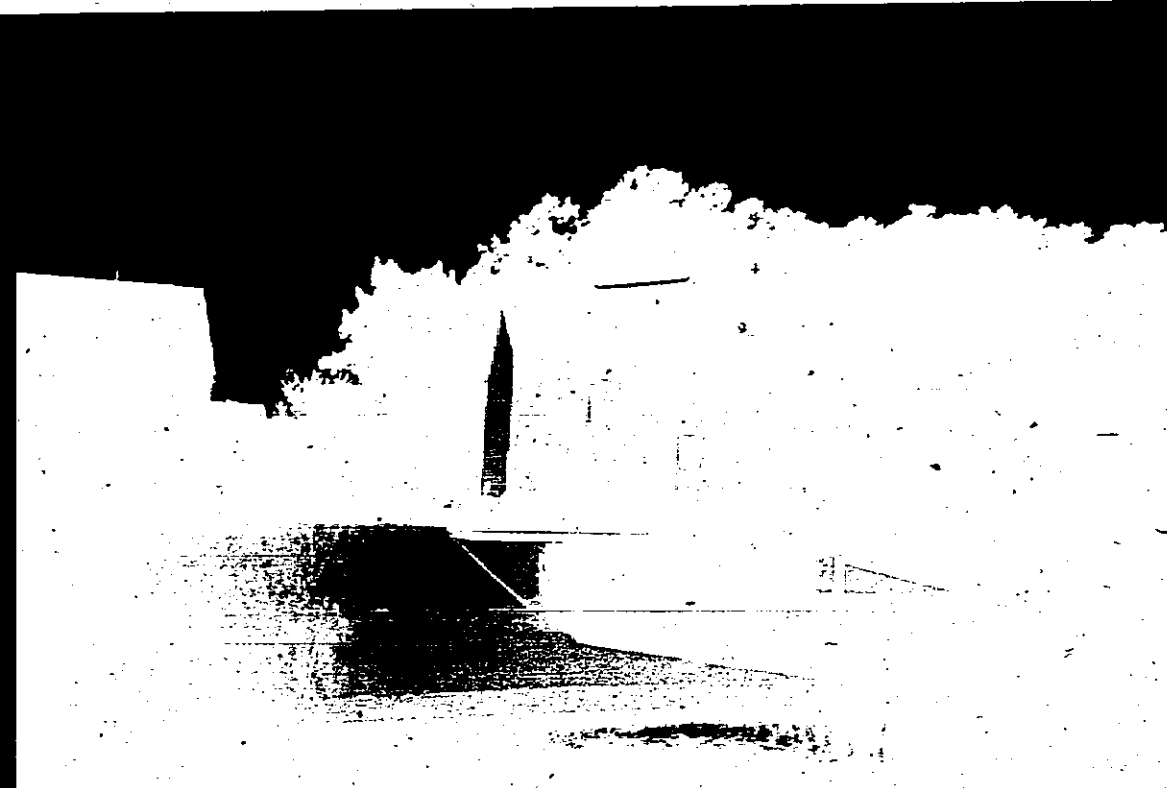
B. CLOSE-UP VIEW OF SOKOLIS HOME AT 8602

PETITIONER'S
EXHIBIT 2

THE SOKOLIS CASE
96-19-A.



C. SOKOLIS HOME ON RIGHT.



D. COURT - 8602 ON LEFT



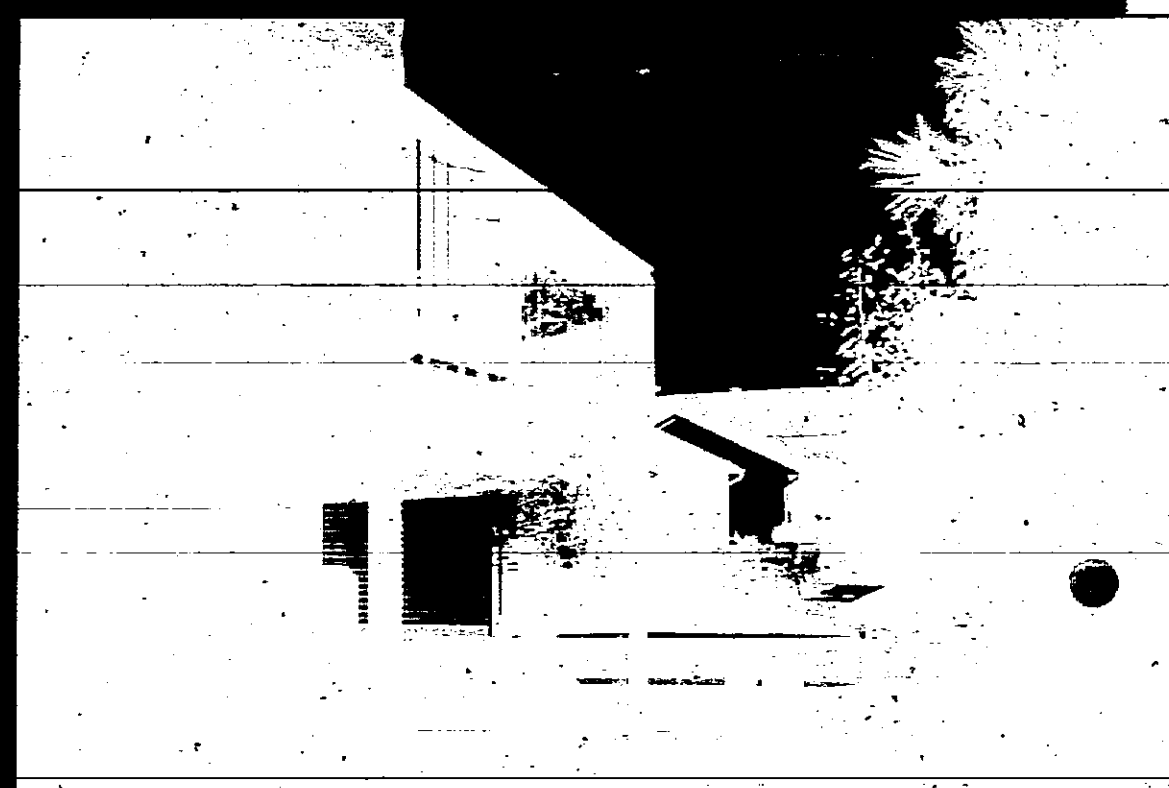
I. LOOKING N. FROM CLIFFORD RD. AT 5038 AND 5040 CLIFFORD.



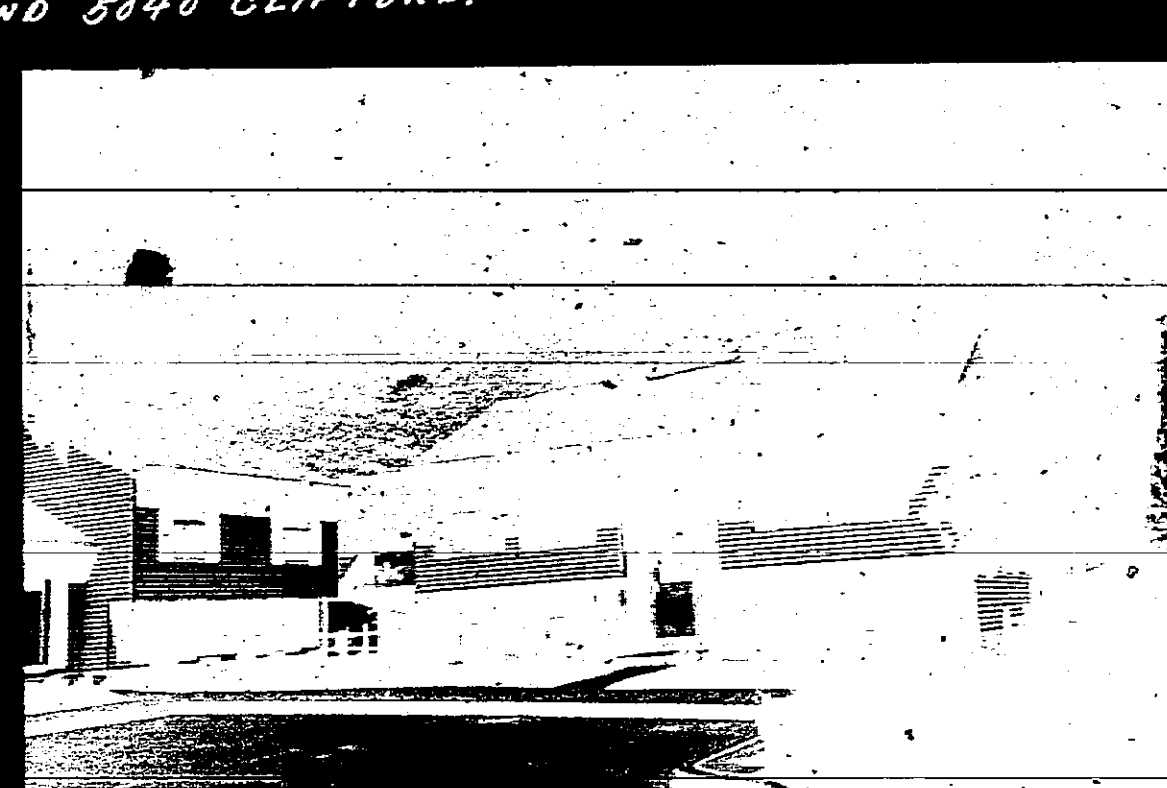
J. E/S OF 5038 CLIFFORD FROM SOKOLIS SIDE YARD.



E. LOOKING NW AT 8602



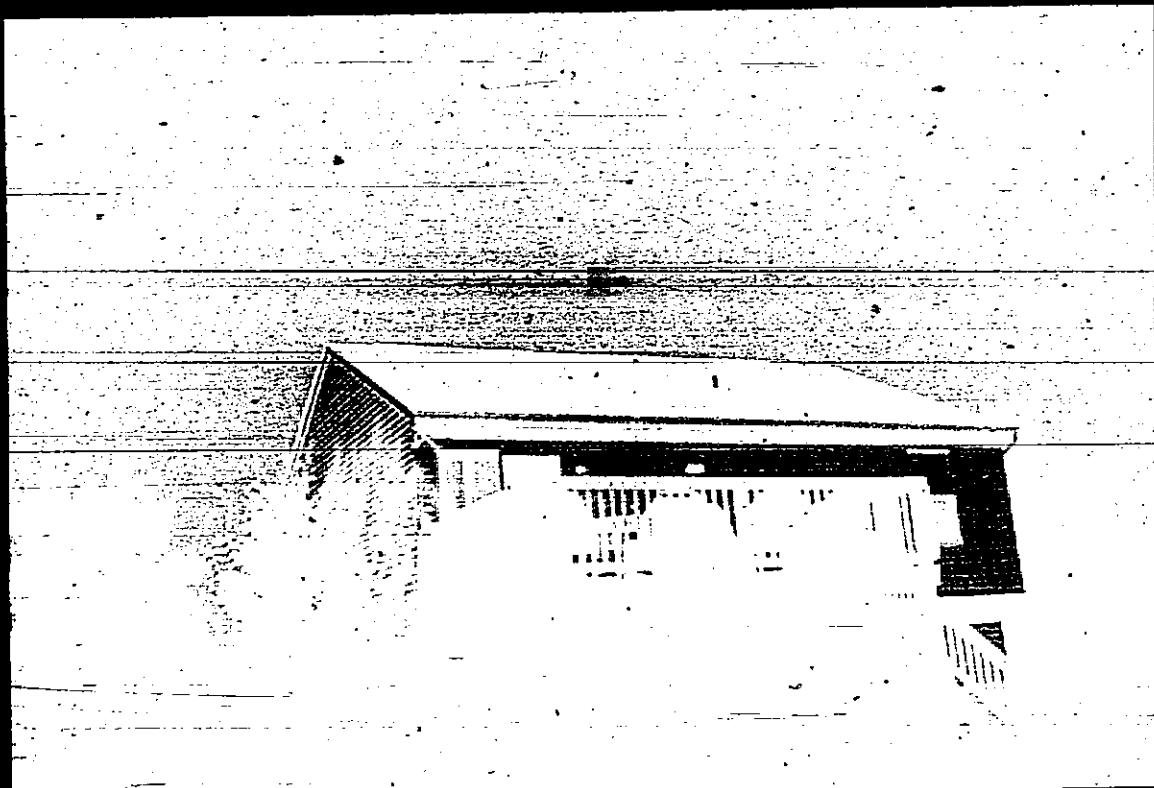
F. LOOKING WEST ALONG N/S OF 8602



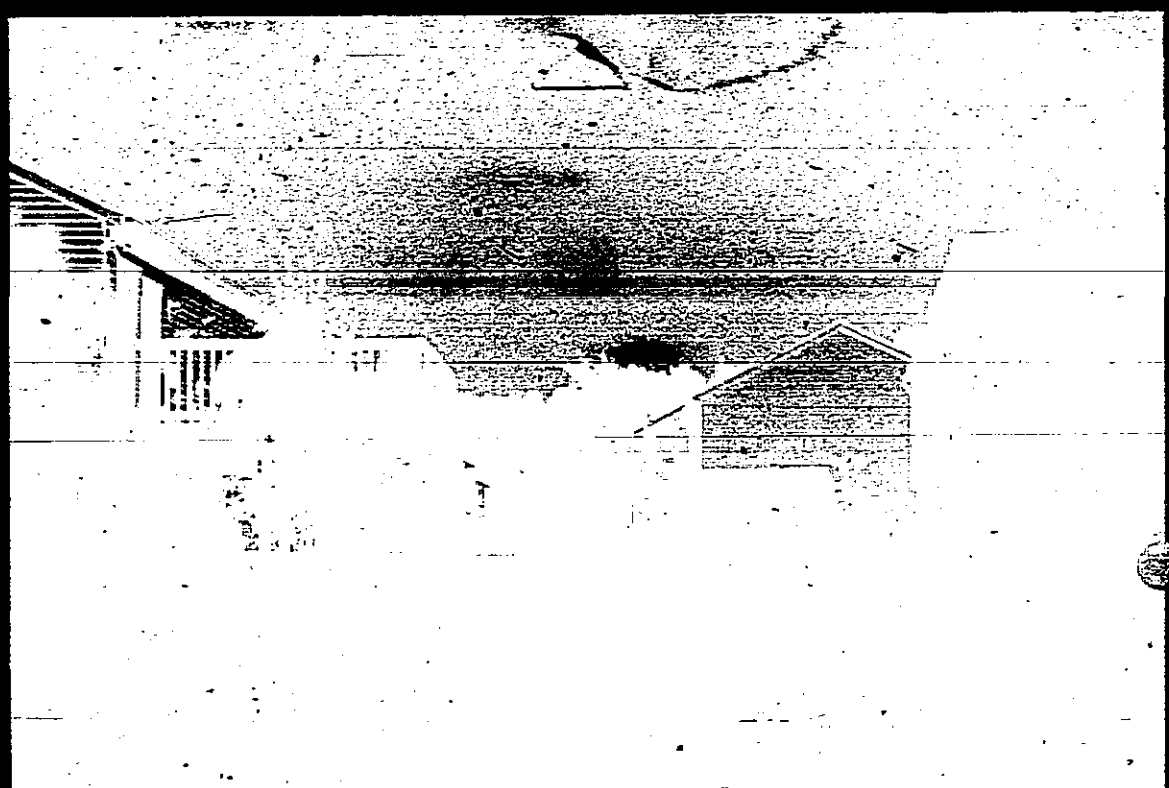
K. FRONT OF 5038 CLIFFORD.



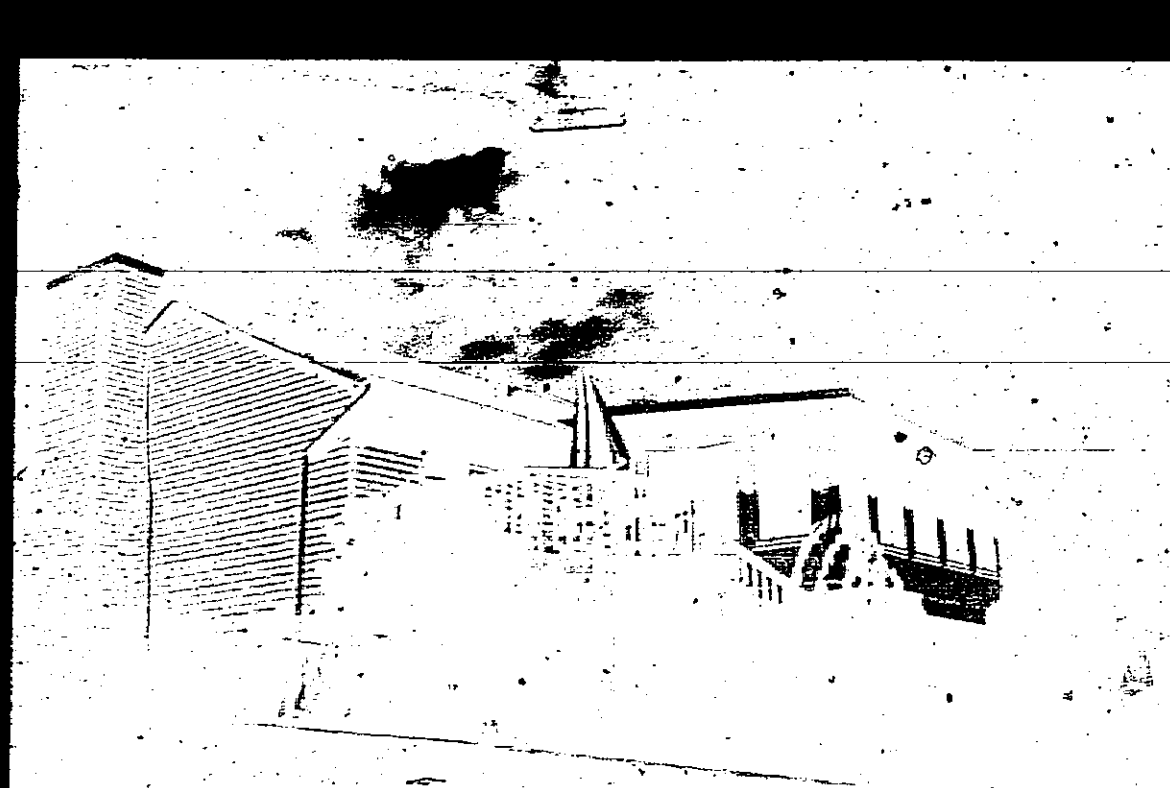
L. ENCLOSED PORCH IN COMMUNITY.



G. REAR OF SOKOLIS HOME AT 8602



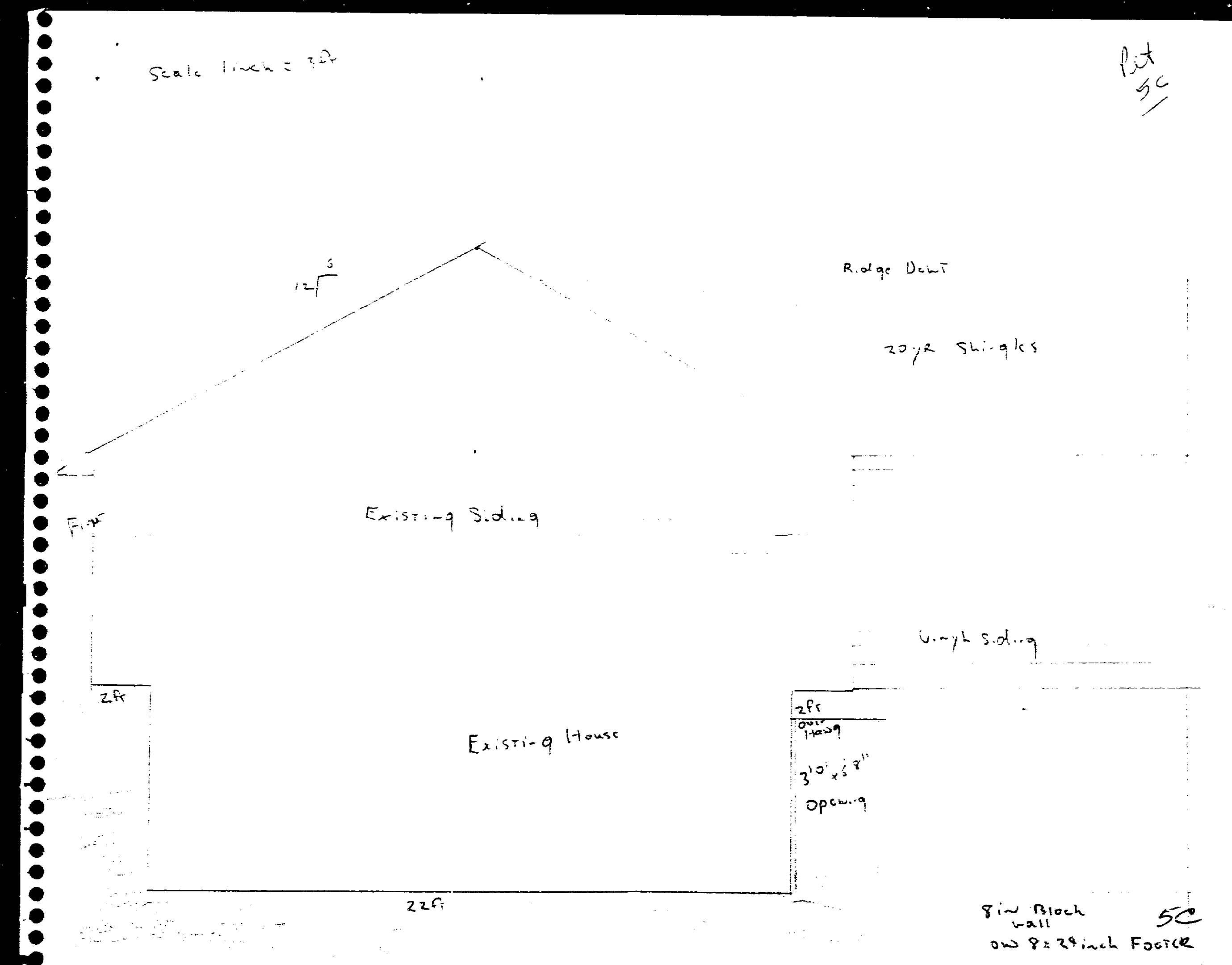
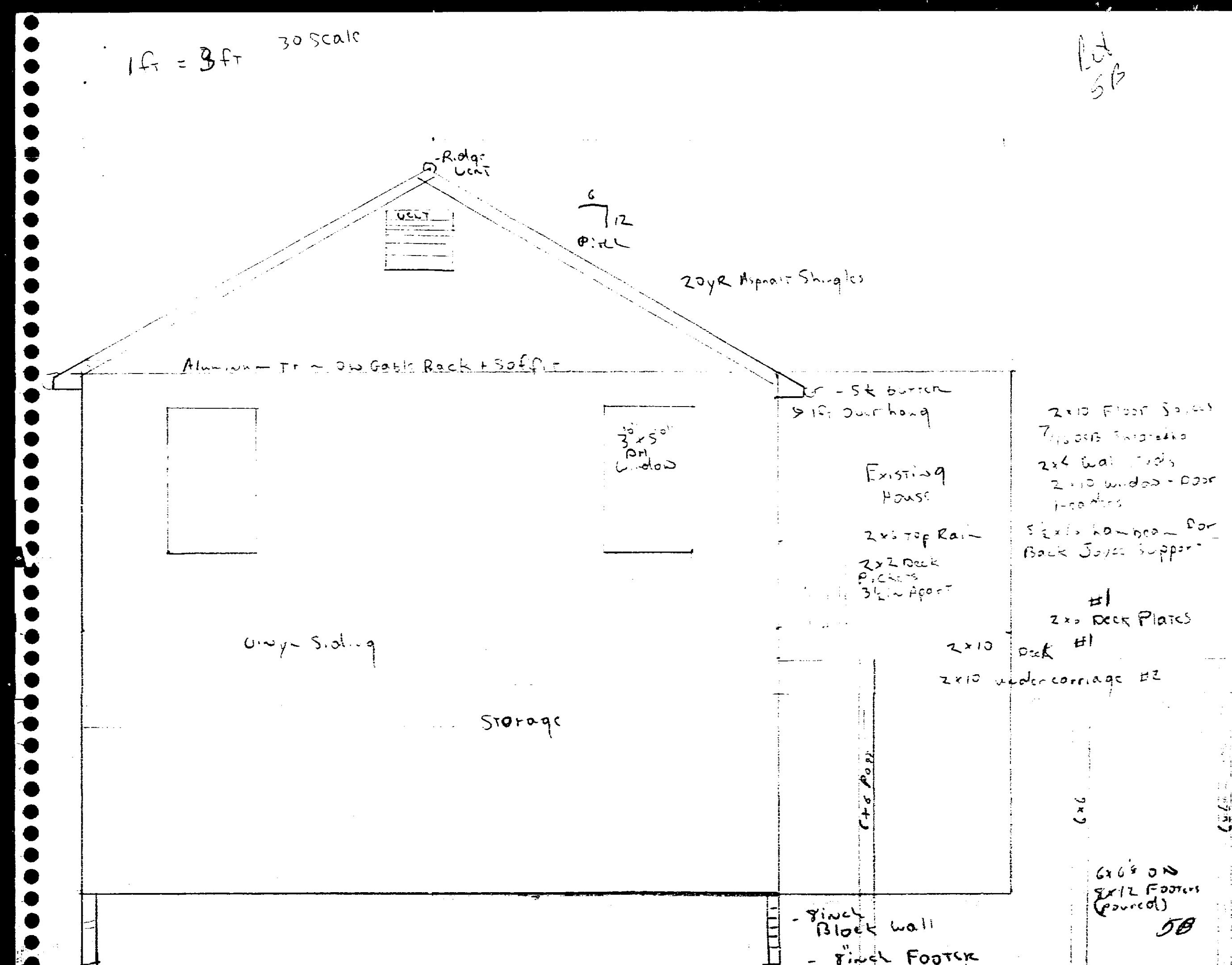
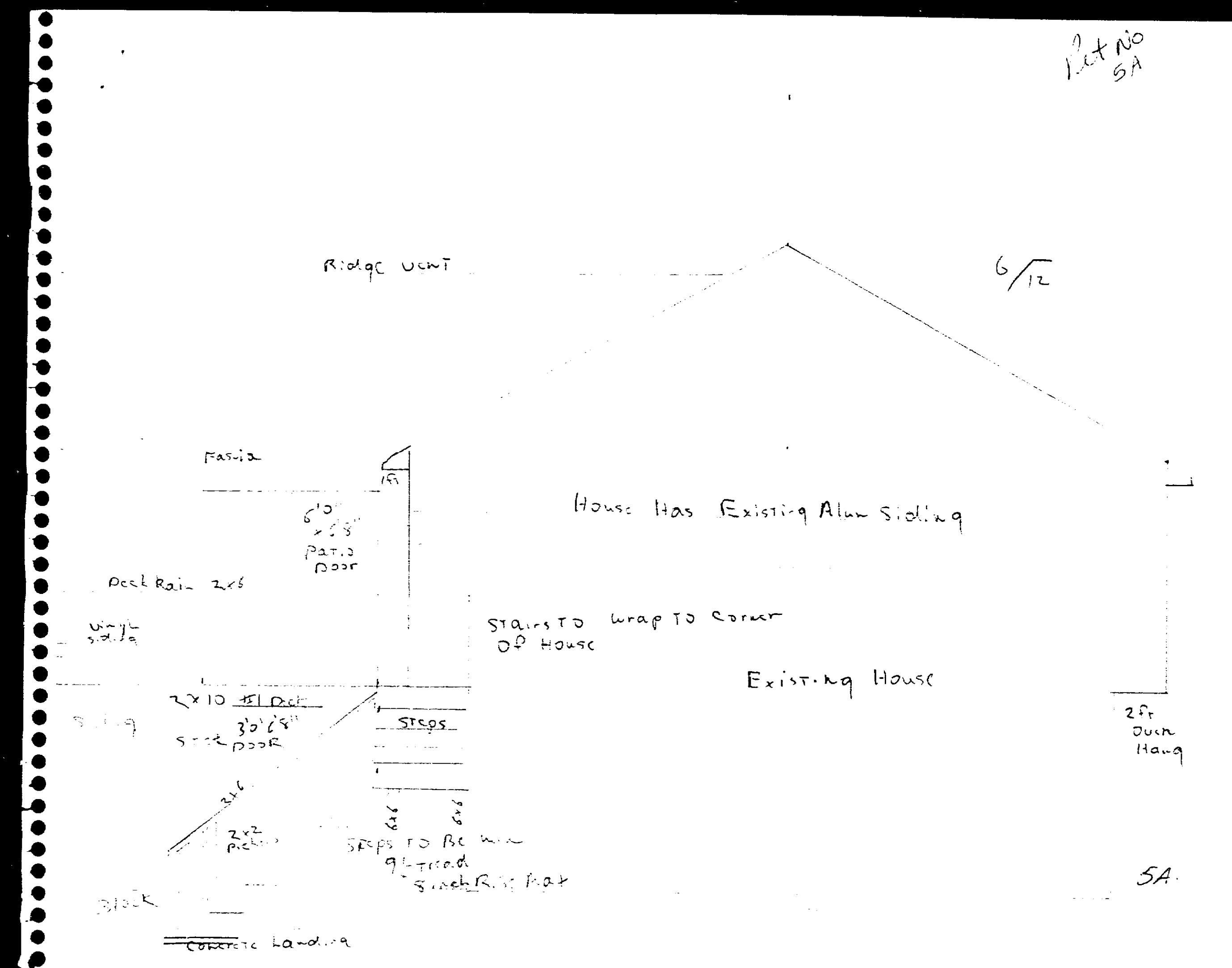
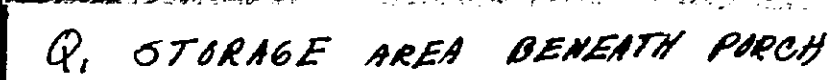
H. LOOKING SE TOWARD CLIFFORD, SOKOLIS, 8602 ON LEFT

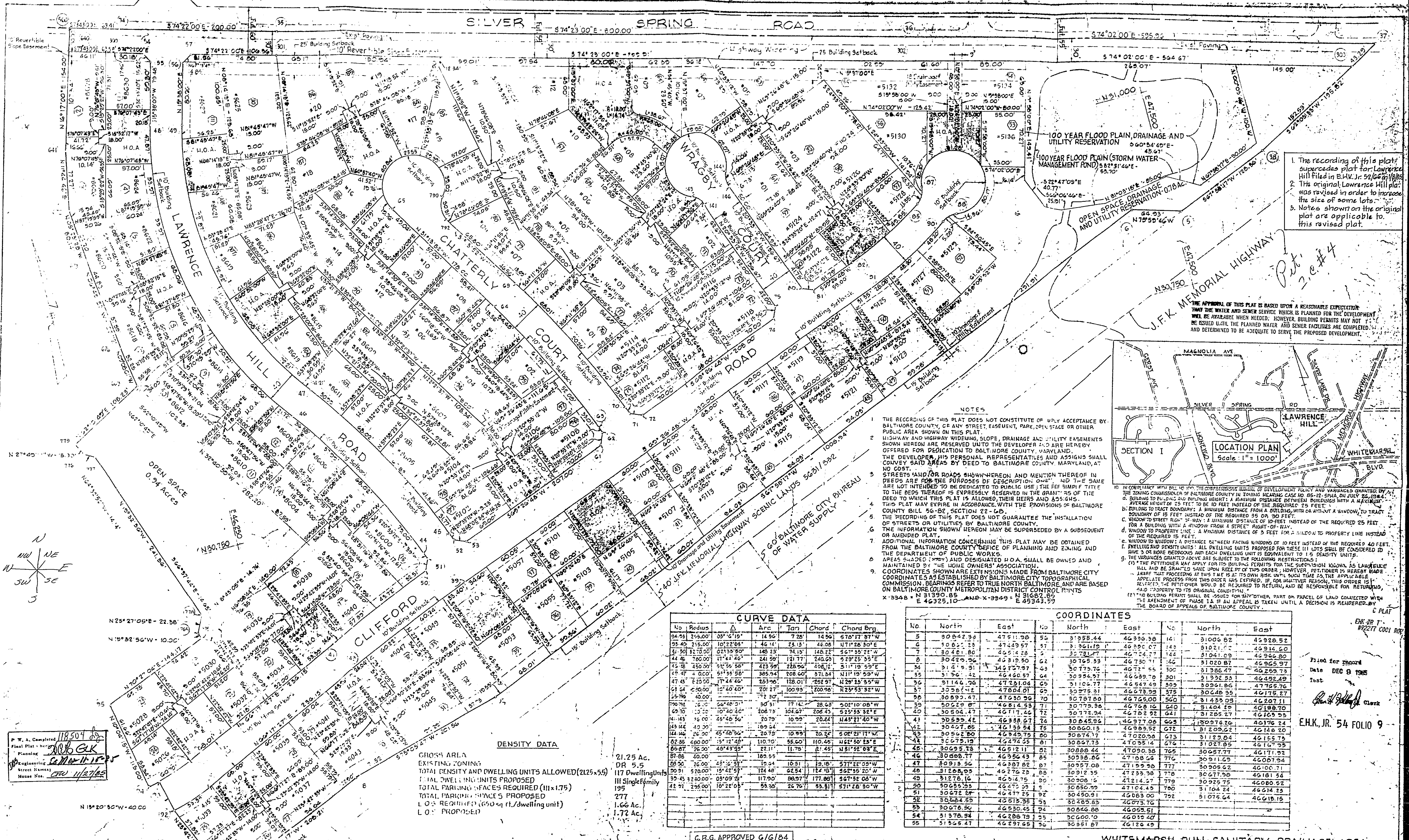


M. ANOTHER LAWRENCE HILL ENCLOSED PORCH



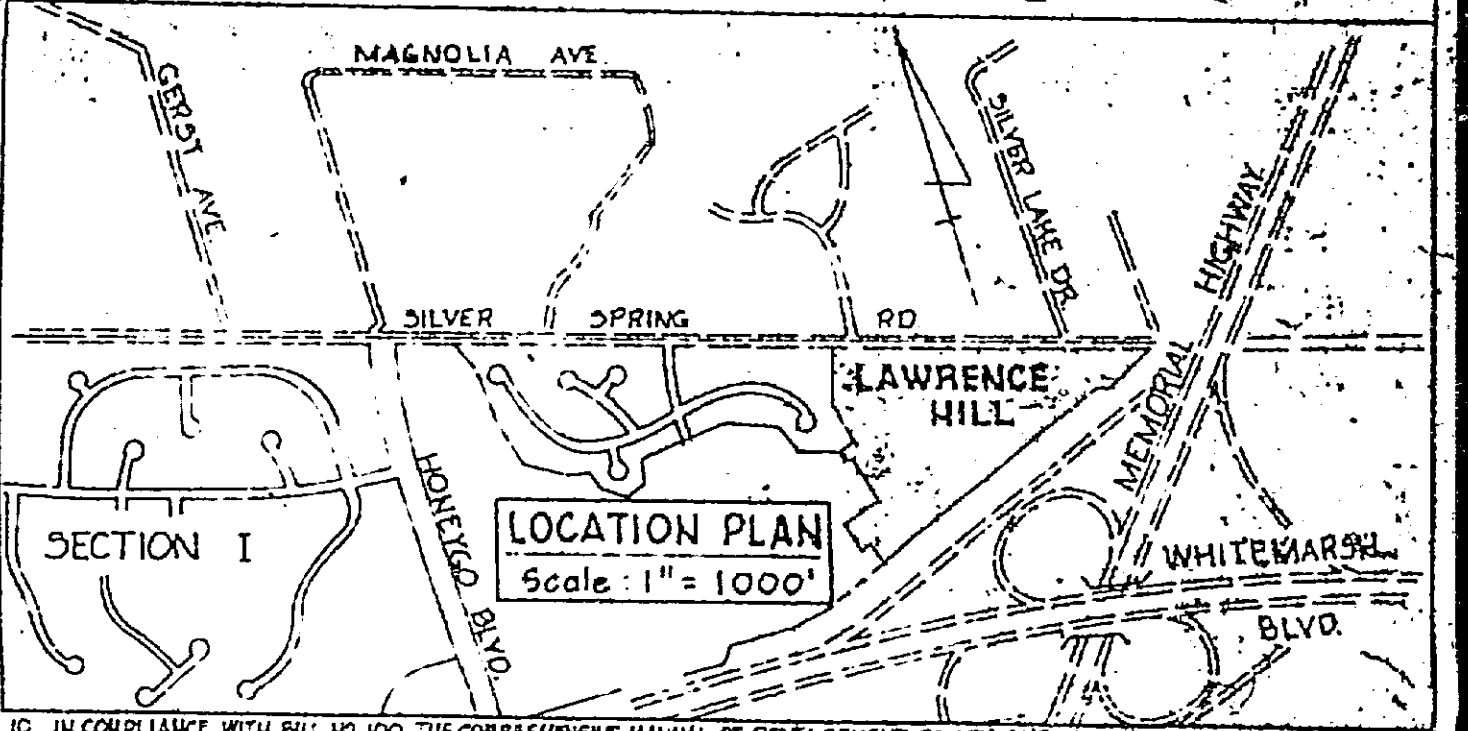
N. OPPOSITE END OF SAME, ENCLOSED PORCH





- 1. The recording of this plat supercedes plat for Lawrence Hill filed in E.H.K. Jr. 54/66/1985
- 2. This original Lawrence Hill plat was revised in order to increase the size of some lots
- 3. Notes shown on the original plat are applicable to this revised plat.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED, AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.



NOTES

- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN IMPLY ACCEPTANCE BY BALTIMORE COUNTY, OR ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
- THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
- STREETS AND ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY. AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE BEST SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANT. AS OF THE DEED TO WHICH THIS PLAT IS ALLOWED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82, SECTION 22-6B.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPT. OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- AREAS SHOWN HEREON AND DESIGNATED H.O.A. SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
- COORDINATES SHOWN ARE ESTABLISHED FROM BALTIMORE CITY COORDINATES AS ESTABLISHED BY BALTIMORE CITY TOPOGRAPHICAL COMMISSION. BEARINGS REFER TO TRUE NORTH BALTIMORE, AND ARE BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT CONTROL POINTS.

X 3348 * E 46325.10 * AND X 3349 * E 49343.59

CURVE DATA				
No.	Radius	Angle	Chord	Chord Brg.
1	34.92	295.00	14.50	7.25
2	34.92	295.00	14.50	7.25
3	34.92	295.00	14.50	7.25
4	34.92	295.00	14.50	7.25
5	34.92	295.00	14.50	7.25
6	34.92	295.00	14.50	7.25
7	34.92	295.00	14.50	7.25
8	34.92	295.00	14.50	7.25
9	34.92	295.00	14.50	7.25
10	34.92	295.00	14.50	7.25
11	34.92	295.00	14.50	7.25
12	34.92	295.00	14.50	7.25
13	34.92	295.00	14.50	7.25
14	34.92	295.00	14.50	7.25
15	34.92	295.00	14.50	7.25
16	34.92	295.00	14.50	7.25
17	34.92	295.00	14.50	7.25
18	34.92	295.00	14.50	7.25
19	34.92	295.00	14.50	7.25
20	34.92	295.00	14.50	7.25
21	34.92	295.00	14.50	7.25
22	34.92	295.00	14.50	7.25
23	34.92	295.00	14.50	7.25
24	34.92	295.00	14.50	7.25
25	34.92	295.00	14.50	7.25
26	34.92	295.00	14.50	7.25
27	34.92	295.00	14.50	7.25
28	34.92	295.00	14.50	7.25
29	34.92	295.00	14.50	7.25
30	34.92	295.00	14.50	7.25
31	34.92	295.00	14.50	7.25
32	34.92	295.00	14.50	7.25
33	34.92	295.00	14.50	7.25
34	34.92	295.00	14.50	7.25
35	34.92	295.00	14.50	7.25
36	34.92	295.00	14.50	7.25
37	34.92	295.00	14.50	7.25
38	34.92	295.00	14.50	7.25
39	34.92	295.00	14.50	7.25
40	34.92	295.00	14.50	7.25
41	34.92	295.00	14.50	7.25
42	34.92	295.00	14.50	7.25
43	34.92	295.00	14.50	7.25
44	34.92	295.00	14.50	7.25
45	34.92	295.00	14.50	7.25
46	34.92	295.00	14.50	7.25
47	34.92	295.00	14.50	7.25
48	34.92	295.00	14.50	7.25
49	34.92	295.00	14.50	7.25
50	34.92	295.00	14.50	7.25
51	34.92	295.00	14.50	7.25
52	34.92	295.00	14.50	7.25
53	34.92	295.00	14.50	7.25
54	34.92	295.00	14.50	7.25
55	34.92	295.00	14.50	7.25

COORDINATES									
No	North	East	No	North	East	No	North	East	
1	30842.33	47511.98	51	30855.44	46398.98	141	31006.82	46928.52	
2	30842.33	47511.98	52	30855.44	46398.98	142	31006.82	46928.52	
3	30842.33	47511.98	53	30855.44	46398.98	143	31006.82	46928.52	
4	30842.33	47511.98	54	30855.44	46398.98	144	31006.82	46928.52	
5	30842.33	47511.98	55	30855.44	46398.98	145	31006.82	46928.52	
6	30842.33	47511.98	56	30855.44	46398.98	146	31006.82	46928.52	
7	30842.33	47511.98	57	30855.44	46398.98	147	31006.82	46928.52	
8	30842.33	47511.98	58	30855.44	46398.98	148	31006.82	46928.52	
9	30842.33	47511.98	59	30855.44	46398.98	149	31006.82	46928.52	
10	30842.33	47511.98	60	30855.44	46398.98	150	31006.82	46928.52	
11	30842.33	47511.98	61	30855.44	46398.98	151	31006.82	46928.52	
12	30842.33	47511.98	62	30855.44	46398.98	152	31006.82	46928.52	
13	30842.33	47511.98	63	30855.44	46398.98	153	31006.82	46928.52	
14	30842.33	47511.98	64	30855.44	46398.98	154	31006.82	46928.52	
15	30842.33	47511.98	65	30855.44	46398.98	155	31006.82	46928.52	
16	30842.33	47511.98	66	30855.44	46398.98	156	31006.82	46928.52	
17	30842.33	47511.98	67	30855.44	46398.98	157	31006.82	46928.52	
18	30842.33	47511.98	68	30855.44	46398.98	158	31006.82	46928.52	
19	30842.33	47511.98	69	30855.44	46398.98	159	31006.82	46928.52	
20	30842.33	47511.98	70	30855.44	46398.98	160	31006.82	46928.52	
21	30842.33	47511.98	71	30855.44	46398.98	161	31006.82	46928.52	
22	30842.33	47511.98	72	30855.44	46398.98	162	31006.82	46928.52	
23	30842.33	47511.98	73	30855.44	46398.98	163	31006.82	46928.52	
24	30842.33	47511.98	74	30855.44	46398.98	164	31006.82	46928.52	
25	30842.33	47511.98	75	30855.44	46398.98	165	31006.82	46928.52	
26	30842.33	47511.98	76	30855.44	46398.98	166	31006.82	46928.52	
27	30842.33	47511.98	77	30855.44	46398.98	167	31006.82	46928.52	
28	30842.33	47511.98	78	30855.44	46398.98	168	31006.82	46928.52	
29	30842.33	47511.98	79	30855.44	46398.98	169	31006.82	46928.52	
30	30842.33	47511.98	80	30855.44	46398.98	170	31006.82	46928.52	
31	30842.33	47511.98	81	30855.44	46398.98	171	31006.82	46928.52	
32	30842.33	47511.98	82	30855.44	46398.98	172	31006.82	46928.52	
33	30842.33	47511.98	83	30855.44	46398.98	173	31006.82	46928.52	
34	30842.33	47511.98	84	30855.44	46398.98	174	31006.82	46928.52	
35	30842.33	47511.98	85	30855.44	46398.98	175	31006.82	46928.52	
36	30842.33	47511.98	86	30855.44	46398.98	176	31006.82	46928.52	
37	30842.33	47511.98	87	30855.44	46398.98	177	31006.82	46928.52	
38	30842.33	47511.98	88	30855.44	46398.98	178	31006.82	46928.52	
39	30842.33	47511.98	89	30855.44	46398.98	179	31006.82	46928.52	
40	30842.33	47511.98	90	30855.44	46398.98	180	31006.82	46928.52	
41	30842.33	47511.98	91	30855.44	46398.98	181	31006.82	46928.52	
42	30842.33	47511.98	92	30855.44	46398.98	182	31006.82	46928.52	
43	30842.33	47511.98	93	30855.44	46398.98	183	31006.82	46928.52	
44	30842.33	47511.98	94	30855.44	46398.98	184	31006.82	46928.52	
45	30842.33	47511.98	95	30855.44	46398.98	185	31006.82	46928.52	
46	30842.33	47511.98	96	30855.44	46398.98	186	31006.82	46928.52	
47	30842.33	47511.98	97	30855.44	46398.98	187	31006.82	46928.52	
48	30842.33	47511.98	98	30855.44	46398.98	188	31006.82	46928.52	
49	30842.33	47511.98	99	30855.44	46398.98	189	31006.82	46928.52	
50	30842.33	47511.98	100	30855.44	46398.98	190	31006.82	46928.52	

DENSITY DATA	
21.25 Ac.	DR 5.5
117 Dwelling Units	III Single Family
195	277
1.66 Ac.	1.72 Ac.

APPROVED

BALTIMORE COUNTY HEALTH DEPARTMENT

BY: *[Signature]*

DEPUTY STATE AND COUNTY HEALTH OFFICER

DATE: 8/6

ENGINEER

WHITE MARSH HILL VENTURE

DEED REFERENCE: E.H.K. Jr. 54/66/1985

100 W. PENNSYLVANIA AVE. BALTIMORE, MARYLAND 21201

REGISTERED LAND SURVEYOR NO. 1974

OWNER AND DEVELOPER

WHITE MARSH HILL VENTURE

DEED REFERENCE: E.H.K. Jr. 54/66/1985

100 W. PENNSYLVANIA AVE. BALTIMORE, MARYLAND 21201

REGISTERED LAND SURVEYOR NO. 1974

APPROVED BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

BY: *[Signature]* DATE: 11/22/85

DIRECTOR

APPROVED BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

BY: *[Signature]* DATE: 11/21/85

DIRECTOR

WHITEMARSH RUN SANITARY DRAINAGE AREA

RESUBDIVISION PLAT OF

LAWRENCE HILL

SECTION III PHASE 1B OF WHITE MARSH

SHEET 1 OF 2

ELECTION DISTRICT NO. 11

BALTIMORE COUNTY MARYLAND

DATE: October 23, 1985

SCALE: 1" = 50'